



25 Walnut Close

Weston-Super-Mare, BS24 9HB

Price £320,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive three bedroom link detached chalet style house (one ground floor bedroom) set in a convenient location close to local amenities enjoying a sunny aspect garden to the rear affording a good degree of privacy.

Must be seen to be fully appreciated.

Entrance porch* entrance hall* good size lounge with sun room off* kitchen/breakfast room* ground floor bedroom* shower room* separate w.c.* first floor landing* two double bedrooms* double glazed windows* gas central heating* garage* off street parking and sunny aspect garden to the rear.

In need of some updating.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden door with glazed panel and obscured glazed side panel to the:

Entrance Porch

7'10" x 4'11" (2.39 x 1.52)

Two glazed doors to the:

Entrance Hall

11'8" x 7'8" (3.56 x 2.36)

Stairs rising to the first floor.

Lounge

23'0" maximum x 11'10" (7.03 maximum x 3.63)

Wall light points, feature fire surround and two glazed doors to the:

Sun Room/Conservatory

11'8" x 7'2" (3.58 x 2.19)

Two upvc double glazed French doors and matching side panels opening to the rear garden. Integral door to the garage.

Kitchen/Breakfast Room

17'1" x 11'4" (5.23 x 3.46)

Fitted with a range of wall and floor units to incorporate double eye level oven, five burner gas hob with extractor hood over, plumbing for washing machine, gas boiler supplying domestic hot water and radiators, single sink drainer unit, two upvc double glazed windows to the rear and double glazed window to the side. Pantry with space for fridge/freezer and part glazed door to the conservatory.

Ground Floor Bedroom 1

11'11" x 11'4" (3.65 x 3.47)

Upvc double glazed window to the front.

Shower Room

8'10" x 6'5" (2.71 x 1.97)

Tiled shower cubicle, pedestal wash hand basin, airing cupboard, tiled walls, heated towel rail and double glazed window to the side.

Separate WC

Close coupled w.c. and window to the side.

First Floor Landing

Storage cupboard and upvc double glazed window to the rear.

Bedroom 2

15'10" x 11'7" (4.83 x 3.54)

Dual aspect upvc double glazed windows to the side and rear. Storage cupboard.

Bedroom 3

15'7" x 9'1" (4.76 x 2.78)

Access to eaves storage and upvc double glazed windows to the side and rear.

Outside

To the front of the property is a boundary wall with gate giving access to the front garden laid for ease of maintenance with shrubs and bushes.

PROPERTY DESCRIPTION

Footpath leading to the front door.

To the left hand side of the property is a driveway offering off street parking leading to the:

Garage

21'11" x 8'7" (6.70 x 2.63)

With up and over door, light and power. Double glazed window to the rear.

Rear Garden

To the rear of the property there is an attractive enclosed garden enjoying a sunny aspect and a good degree of privacy.

Lawn area, patio area and borders containing numerous shrubs and bushes.

The rear garden is a particular feature of the property making a full inspection essential.

Description

This attractive chalet style house offers deceptively sized accommodation that briefly comprises entrance porch, entrance hall, good size lounge with sun room off, kitchen/breakfast room, ground floor double bedroom, shower room, separate w.c. and to the first floor there is a good size landing with two good size double bedrooms.

The property is offered in clean and tidy order but would benefit from

some updating.

The property benefits from gas central heating, double glazed windows, garage, off street parking and attractive sunny aspect garden to the rear.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-Ordered

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

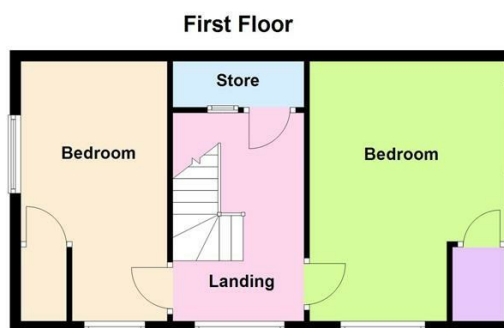
Flood Information:

flood-map-for-planning.service.gov.uk/location

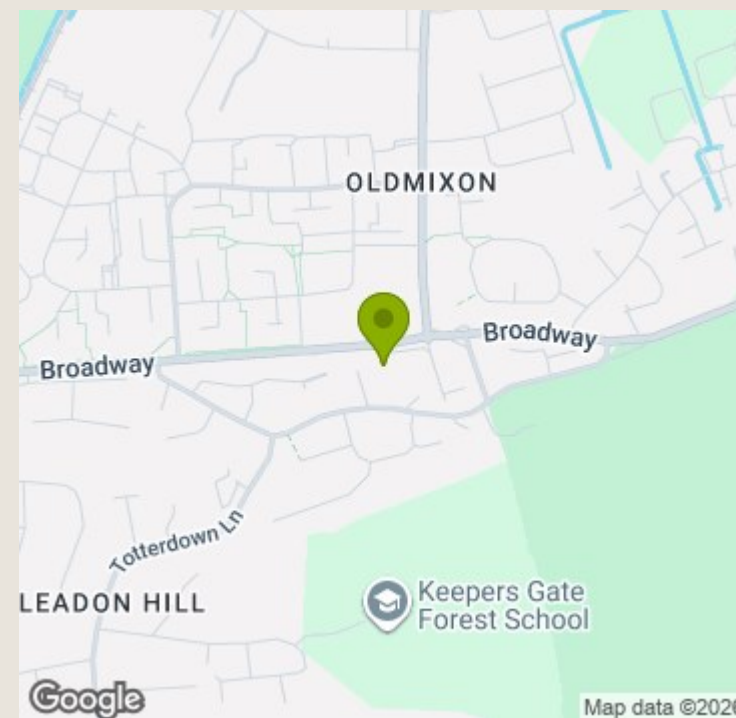








Total area: approx. 146.6 sq. metres (1577.7 sq. feet)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

