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Haywood Village £235,000

* 2 Bed End of Terrace
* 22' Open Plan Living
* Large Southerly Rear Garden
* Downstairs Cloakroom
* Adjacent Driveway for 2 Cars
* Energy Efficient Home







114 High Street, Worle, BS22 6HD

9 Mosquito End, Haywood Village, Weston-s-Mare, BS24 8FB

Description
The adjoining driveway for 2 cars enables the width of the south facing rear garden to increase and coupled with impressive length endows this energy efficient 'B' rated home with an extremely good size rear garden for a 2 bedroom house. Stylish open plan downstairs accommodation features a white gloss kitchen with granite work surfaces and breakfast bar, plus that all important downstairs cloakroom. Both bedrooms on the first floor stretch across the full width of the house and can accommodate a 'double' bed. A well presented end of terrace 'freehold' house built in 2018 so is still under warranty.

Accommodation

Entrance
Sheltered front entrance door with glazed inset, opening to

Entrance Hall
Stairs to first floor, radiator. Door to

Open Plan Living/Kitchen 22' 2'' x 12' 2'' (6.75m x 3.71m) reducing to 9'. Stylish dual aspect living with double glazed window to front aspect, plus double doors to the rear garden. The kitchen features white gloss wall and base units, complemented with granite work surfaces including a generous breakfast bar area. inset 1 and 1/2 sink unit with upstand splash backs and mixer tap. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. 2 radiators. Smooth ceiling finish with inset spot lights. Door to

Downstairs Cloakroom
Low level WC and pedestal wash hand basin. Radiator.

First Floor Landing
Access to loft space, double glazed window to side aspect.

Bedroom 1 10' 2'' x 7' 10'' (3.10m x 2.39m) plus mirrored wardrobes along one wall. Smooth ceiling finish, radiator. Double gazed window to rear aspect.

Bedroom 2 12' 3'' x 7' 8'' (3.73m x 2.34m) maximum including box over stairs. Smooth ceiling finish, 2 radiators. Double gazed windows to front aspect.

Bathroom 6' 0'' x 5' 7'' (1.83m x 1.70m)
White suite of panelled bath with mains shower and side screen, pedestal wash and basin and low level WC. Smooth ceiling finish with extractor fan, radiator.

Outside
Adjacent driveway providing off road parking for 2 cars. Gated side access to a particular feature of this home, a south facing enclosed rear garden being of a very good size for a modern 2 bedroom home. A patio seating area complements a generous area of law divided by a pathway that leads down to an area laid to chippings including slate. Timber garden shed plus smaller plastic store shed.

Tenure
Freehold, council tax band is 'B'.

The energy rating for this property is 'B81'







Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

South Facing Rear Garden



Aerial Photo of Setting



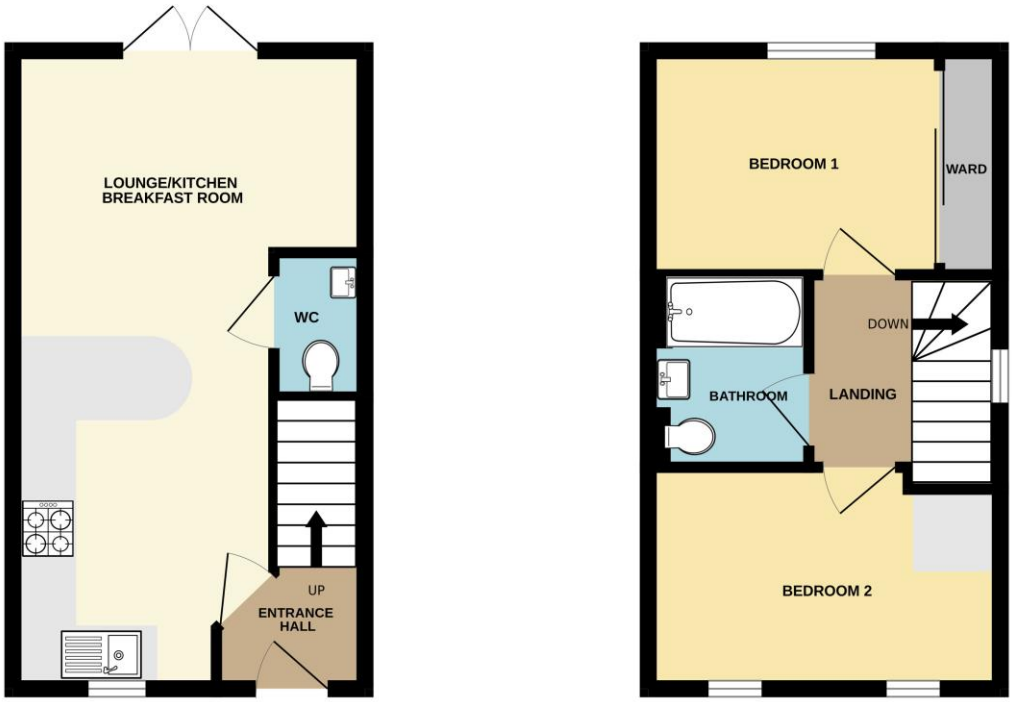


Plot



GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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