

27 Gateway Grove Weston super Mare BS24 7NQ

£300,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
964.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
C



A beautifully presented modern three-bedroom family home, situated within an intimate development of only 49 properties in West Wick. 29 Gateway Grove was built by Award Winning home builder, Strong Vox Homes in 2021 to their popular "The Dean" Design, offering stylish and practical living in a sought-after residential setting and also benefiting from the remainder of a 10-year structural warranty, offering peace of mind for years to come. Step inside to discover a welcoming entrance hall that leads to a spacious and light-filled lounge/diner, perfect for relaxing or entertaining, as it opens onto the rear garden. The kitchen/breakfast room is thoughtfully laid out, combining contemporary finishes with everyday functionality. A downstairs cloakroom adds convenience to the ground floor. Upstairs, the main bedroom benefits from its own en-suite shower room, while two further bedrooms provide flexible space for family, guests, or working from home. A well-appointed family bathroom completes the internal accommodation.

The rear garden is a delightful and low-maintenance space, thoughtfully designed for both relaxation and family enjoyment. Fully enclosed for privacy, it features a blend of gravel and paved areas, offering plenty of room for outdoor seating and entertaining, making it the ideal spot for BBQs and summer gatherings. A secure gate to the side provides handy access to the driveway, where you have off-street parking for two vehicles. To the front, a path leads to the main entrance. Planted beds contain a variety of well-tended shrubs and bushes, creating a welcoming kerbside appeal.

Gateway Grove is ideally positioned for commuters being just a short drive from Junction 21 of the M5 and a distance from Worle railway station, offering excellent transport links to Bristol and beyond. Weston-super-Mare's vibrant town centre is also close by, with its wide range of amenities including the beach, pier and popular seafront attractions—perfect for weekend leisure and family days out.



## Beautifully presented three bedroom family in home in West Wick



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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Close to mainline railway station at Worle Parkway

A selection of amenities and shops

Access to the M5 motorway network via junction 21/22

St Anne's Church Academy primary school and nursery

Close proximity to Weston-s-Mare town centre and seafront



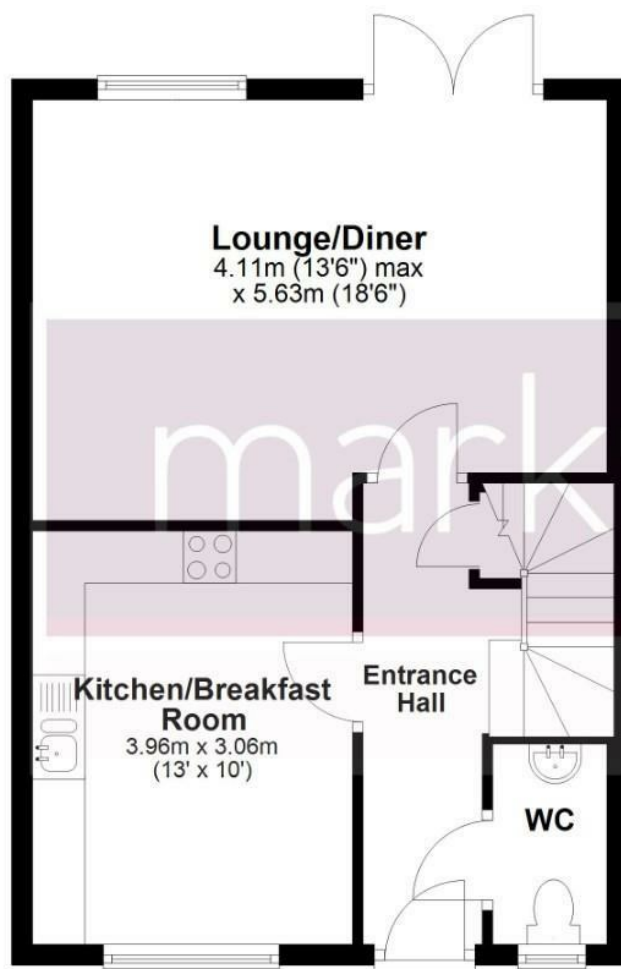
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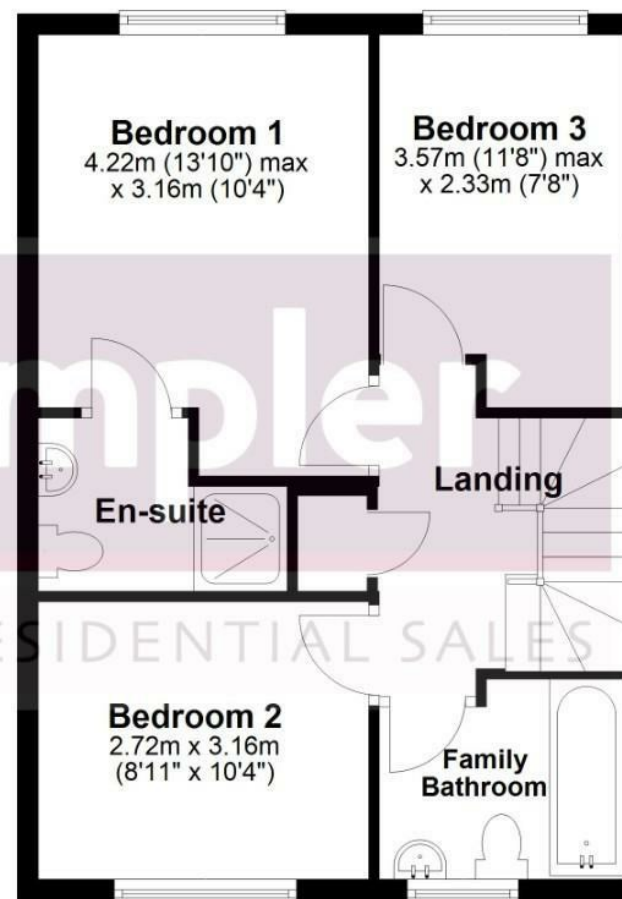
## Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.0 sq. feet)

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.

Plan produced using PlanUp.