



**VERBENA WAY, WESTON-SUPER-MARE, BS22 6RN**



**£290,000 FREEHOLD**

# Passionate about Property

Spacious extended property providing good size versatile accommodation briefly comprising:  
Entrance Hall, 26' Open plan lounge/diner, Study, Conservatory, Kitchen, Utility, landing, 3 Bedrooms with ensuite Shower & Dressing Room, Family Bathroom. Drive for 4 cars, Enclosed Garden, Garage/Workshop.

## Entrance Hall

Upvc double glazed door and window to the front, stairs to the first floor accommodation, radiator, Electricity consumer unit.

## Open Plan Lounge/Dining Room (26' 00" Max x 19' 06") or (7.92m Max x 5.94m)

Upvc double glazed bay window and window to the front, double glazed sliding patio doors to the Conservatory, fireplace with brick surround & display areas, double radiator.  
Dining area: Double radiator, wall light.

## Study (6' 06" x 6' 04" ) or (1.98m x 1.93m)

Upvc double glazed window to the rear, radiator.

## Conservatory (9' 06" x 9' 06" ) or (2.90m x 2.90m)

Upvc double glazed windows and double doors to the rear, double radiator.

## Kitchen (11' 0" x 8' 06") or (3.35m x 2.59m)

Door to Utility, fitted with a range of wall and base units with matching work surface over, built in double oven and four ring gas hob with extractor over, space for fridge/freezer, inset 1 1/2 bowl sink unit with mixer tap over, under stairs cupboard with shelving, part tiled walls, tiled floor.

## Utility Room (9' 00" x 6' 04" ) or (2.74m x 1.93m)

Upvc double glazed window to the rear, single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, built in cupboards at wall and base level, part tiled walls, tiled floor, double radiator.

## First Floor Landing

Access to roof space, airing cupboard housing Glow Worm gas boiler supplying heating & hot water





**Bedroom 1 (11' 10" x 10' 00" ) or (3.61m x 3.05m)**

Upvc double glazed window to the front, radiator, ceiling fan, archway to:-

**Dressing Room / Shower Room (9' 02" x 6' 06" ) or (2.79m x 1.98m)**

(excluding wardrobes) Upvc double glazed window to the rear, shower cubicle with shower over, built in dressing table and drawer unit, double radiator, large walk in wardrobe with shelving and hanging space.

**Bedroom 2 (11' 02" Max x 8' 10" ) or (3.40m Max x 2.69m)**

Upvc double glazed window to the rear, radiator.

**Bedroom 3 (8' 06" x 7' 02" ) or (2.59m x 2.18m)**

Upvc double glazed window to the front, built in cupboard, radiator.

**Bathroom**

Upvc double glazed window to the rear, four piece suite comprising:- Panelled spa bath, corner shower with electric shower over, wash hand basin and cupboard under, low level W.C, tiled walls and flooring, extractor, radiator.

**Front Garden**

Block paved driveway with parking for 4 cars.

**Rear Garden**

Enclosed rear garden with patio area, lawn, raised beds, gate to side, door to:-


**Garage / Workshop (22' 0" x 14' 0" Max) or (6.71m x 4.27m Max)**

Up and over door, power & light.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract