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Weston Village

£269,950

- * *3 Bed Semi Detached*
- * *Cloakroom & En-suite*
- * *Enclosed Front & Rear Gdns*
- * *14' Kitchen/Diner*
- * *Garage & Parking*
- * *No Onward Chain*



114 High Street, Worle, BS22 6HD

8 Boreal Way, Weston Village, W-s-M, BS24 7BP

Description

NO ONWARD CHAIN with this modern 3 bed semi, tucked away in the corner of a level cul-de-sac of just a few homes, many being detached, enhancing the feel. The combination of the corner position, plus garage situated perpendicularly in front, provides the property with an enclosed courtyard style front garden which also has side access into the garage, offering plenty of flexibility. The double glazed and gas centrally heated accommodation features a popular layout of 17' lounge plus kitchen/diner, downstairs cloakroom and en-suite shower room to bedroom 1. Enclosed rear garden and parking too!

Accommodation

Entrance

Gated access to front courtyard garden and to pathway to the double glazed front entrance door.

Entrance Lobby

Radiator, double glazed window to side aspect. Doors to Lounge and to

Downstairs Cloakroom

Wash hand basin with cupboard below, WC. Radiator, obscure double glazed window.

Lounge 17' 7" x 14' 7" (5.36m x 4.44m) maximum including stairs to first floor. Fireplace with electric fire, hearth, surround and mantle over. 2 radiators, telephone point. 2 wall light points. Coved ceiling. Double glazed window to front aspect.

Kitchen/Diner 14' 6" x 9' 0" (4.42m x 2.74m)

Shaker style wall and base units, work surfaces with inset sink unit, mixer tap over and Metro style tiling to splash backs. Integrated oven and hob with cooker hood over. Space for washing machine and upright fridge/freezer. Useful built-in storage cupboard under stairs. Coved ceiling. Double glazed window to rear aspect plus double doors to rear garden.

First Floor Landing

Coved ceiling with access to loft space. Built-in airing cupboard.

Bedroom 1 11' 6" x 8' 5" (3.50m x 2.56m) plus built-in double wardrobe. Measurement includes fitted wardrobes and overhead cupboards to one wall. Radiator, double glazed window to front aspect. Door to

En-suite

Shower enclosure with mains shower, wash hand basin with cupboard below, WC. Radiator, extractor fan.

Bedroom 2 10' 6" x 8' 0" (3.20m x 2.44m)

Radiator, double glazed window to rear aspect.

Bedroom 3 8' 9" x 5' 10" (2.66m x 1.78m)

Radiator, double glazed window to front aspect.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

Bath, wash hand basin with counter and cupboard below, WC. Extractor fan. Obscure glazed window.



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.

Outside

A garage is situated in front of the house, with up and over door, power and lighting. Off road parking/drive in front of the garage. A courtyard style front garden is enclosed with railings and benefits from access via a side personal door into the adjacent garage. Gated side access into the enclosed rear garden, laid to patio and stone chippings for reduced maintenance. Outside tap.



Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'D'.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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