Kent Avenue, West Wick, Weston-Super-Mare, Somerset. BS24 7FH

£280,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in a lovely traffic-free position overlooking green space, this beautifully presented three-bedroom semi-detached home offers generous room sizes, a fantastic layout and a peaceful setting within the highly sought-after West Wick development. Offered with no onward chain, the property benefits from a spacious living accommodation, two double bedrooms, a further single bedroom and an en-suite shower room to the main bedroom. Outside, there is a private south-facing rear garden, garage and parking. Further benefits include UPVC double glazing, a brand-new combi boiler installed in August 2026 and an EPC rating of C. Perfectly positioned close to local parks, a duck pond, schools and amenities, with excellent access to the M5 and Worle train station, this really is a fantastic home that must be viewed to be fully appreciated!

FEATURES

- 360 Video Tour Available
- Semi Detached House in Quiet Location
- Three Bedrooms - Main with En Suite
- Private Rear Garden with Sunny Orientation
- Garage and Parking
- Brand New Boiler Fitted August 2026
- Close to Local Amenities and Transport Links
- Kitchen which Opens into Dining Area
- Garage and Driveway Parking
- Energy Performance Certificate Rated - C



ROOM DESCRIPTIONS

Entrance Hall – 13'3" x 6'7" (4.05m x 2.01m)

As you enter the property, you are welcomed into a good-size entrance hallway with stairs rising to the first floor and doors leading to the living room, dining room and downstairs cloakroom.

Living Room – 16'6" x 10'8" (5.03m x 3.26m)

A fantastic size living room offering plenty of space for comfortable seating and additional furniture. With windows allowing plenty of natural light to flood the room, this is a lovely space to relax and unwind.

Dining Room – 9'6" x 8'6" (2.92m x 2.59m)

A lovely separate dining room, perfect for family meals or entertaining guests. The room benefits from double doors opening to the outside and provides direct access through to the kitchen.

Kitchen – 9'6" x 8'9" (2.90m x 2.69m)

A well-proportioned kitchen fitted with a range of wall and base units, offering plenty of storage and worktop space. The kitchen benefits from an oven, hob and extractor fan, with a window providing natural light.

Downstairs Cloakroom – 6'5" x 2'9" (1.97m x 0.86m)

Conveniently located off the entrance hallway and fitted with a WC and wash hand basin.

First Floor

Landing – 11'7" x 3'7" (3.54m x 1.10m)

Stairs rise to the first-floor landing, which provides access to all three bedrooms and the family bathroom.

Bedroom One – 11'8" x 10'8" (3.57m x 3.27m)

A lovely size double bedroom offering plenty of space for bedroom furniture. This room also benefits from its own en-suite shower room.

En-Suite Shower Room – 8'5" x 5'3" (2.57m x 1.60m)

A convenient en-suite fitted with a shower, WC and wash hand basin.

Bedroom Two – 10'9" x 9'2" (3.30m x 2.81m)

Another excellent size double bedroom, offering plenty of space for a double bed and additional furniture, making it ideal for family members or guests.

Bedroom Three – 8'0" x 7'8" (2.45m x 2.34m)

A good-size third bedroom, perfect for a child's bedroom, nursery or home office.

Family Bathroom – 6'5" x 5'10" (1.97m x 1.80m)

The family bathroom is fitted with a bath, WC and wash hand basin.

Outside

Rear Garden

The property benefits from a lovely private south-facing rear garden, enjoying plenty of sunshine throughout the day. A fantastic space for relaxing, entertaining or enjoying the warmer months.

Garage & Parking

The property also benefits from a garage and parking, providing useful additional storage and space for a vehicle.







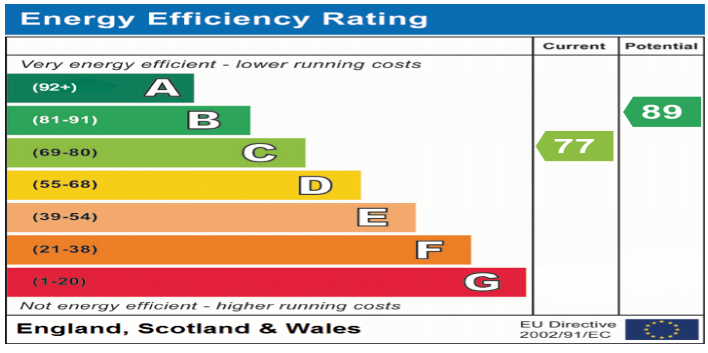






FLOORPLAN & EPC





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