

Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**75 WILLOW CLOSE**  
**WESTON-SUPER-MARE NORTH SOMERSET BS22 7SE**  
REFERENCE: AWS05340



**£229,950 - Freehold**

A well presented 3 bedroom "angled" terraced house in the St Georges area of Weston-s-Mare popular for its good school catchment and commuter links. The accommodation comprises; hallway, lounge/diner, kitchen and WC to the ground floor with 3 good sized bedrooms and bathroom to the first. Outside the property enjoys a sunny rear gardens and benefits from a garage and parking. EPC rating C

WCP4

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**TENURE** Freehold as advised by the seller.

**GAS CENTRAL HEATING** Potterton power max boiler located in airing cupboard on landing providing hot water and heating (untested by agent)

**OUTSIDE** Double glazed composite door opens into;

**ENTRANCE HALL** balustrade dog leg staircase rising to first floor with under stair storage cupboard, coved ceiling, telephone point, door to WC, door to lounge.

**WC** 5' 1" x 3' 6" (1.55m x 1.07m) Closed couple WC, wall mounted wash hand basin, double glazed obscure window to front.

**LOUNGE/DINING ROOM** 20' 4" x 16' 10" (6.19m x 5.13m) Bright airy dual aspect room with double glazed window to front and double glazed French doors opening onto garden, wood effect laminate flooring, television and telephone points, coved ceiling, door through to;



**KITCHEN** 9' 10" x 8' 0" (3.m x 2.45m) Fitted with a range of wood fronted floor and wall units with work surface over incorporating a stainless steel sink/drain unit, four ring gas burner hob, electric oven under, extractor hood over, tiling to splash backs, plumbing for washing machine, space for fridge freezer, wood effect lino flooring, double glazed window to rear and double glazed door opening onto garden.



**FIRST FLOOR LANDING** Access to roof space, double doors airing cupboard. doors to bedroom 1, 2,3 and bathroom.

**BEDROOM 1** 14' 4" x 9' 9" (4.38m x 2.97m) Built in double wardrobe, wood effect laminate flooring, double glazed window to front.



**BEDROOM 2** 12' 2" x 9' 9" (3.72m x 2.96m) Built in double wardrobes, wood effect laminate flooring, double glazed window to rear.



**BEDROOM 3** 8' 6" x 8' 2" (2.58m x 2.48m) Woof effect laminate flooring, double glazed window to rear.



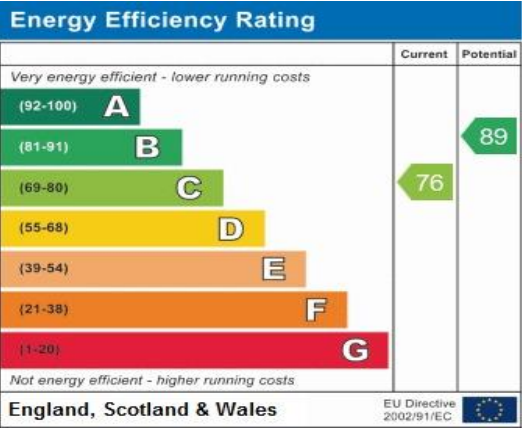
**BATHROOM** 8' 5" x 5' 1" (2.56m x 1.56m) White suite comprising of panelled bath with shower over, pedestal wash hand basin, closed couple WC, Tiling to floor height, tile effect flooring, obscure double glazed window to front.



**OUTSIDE** To the rear of the property is a single garage with up and over door with parking space to front.

**FRONT GARDEN** laid open plan to decorative stone chippings.

**REAR GARDEN** Laid for ease of maintenance to raised decking and decorative stone chippings, enclosed to all sides with feather board fencing with pedestrian access to rear parking and garage, the rear garden enjoys a good degree on sunshine throughout the day.



**VIEWING ARRANGEMENTS:**  
By appointment with Westcoast Properties  
Tel. No: 01934 414128 Fax No: 01934 414175  
E-mail: infoweston@westcoastproperties.uk.com  
websites including [www.westcoastproperties.uk.com](http://www.westcoastproperties.uk.com), [www.onthemarket.com](http://www.onthemarket.com) and [www.rightmove.co.uk](http://www.rightmove.co.uk)

**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.