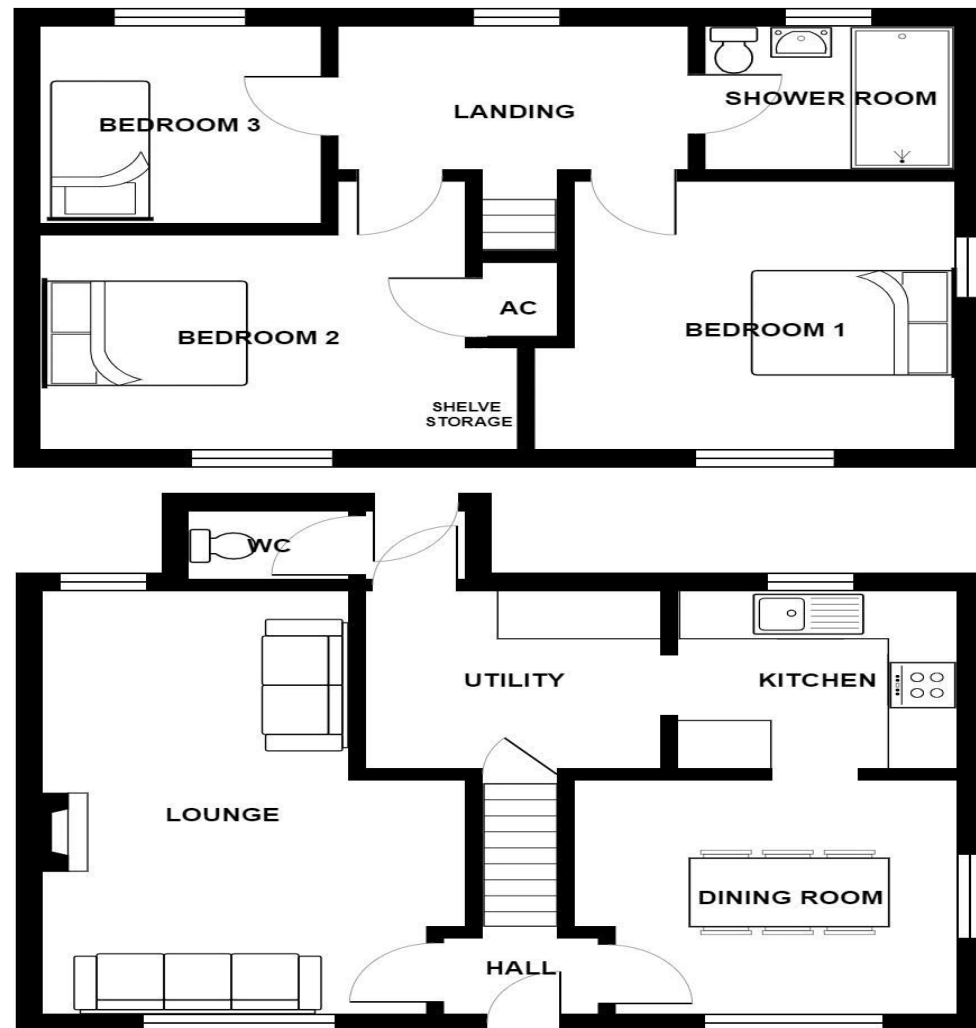


22 BYRON ROAD
WESTON-SUPER-MARE NORTH SOMERSET BS24 8AG
 REFERENCE: AWS05529



Total Area: 90.4 m² ... 973 ft²
 All measurements are approximate and for display purposes only



£240,000 Freehold

This 3 bedroom semi detached house has almost a cottage feel to it and needs your internal inspection to appreciate it. Set back from the road in the often requested Village of Locking the property enjoys a lovely sized splayed plot with rear gardens that get sunshine the whole day. A perfect family home with scope to extend subject to consents this is one not to miss!
 EPC pending.

22 Byron Road Weston-Super-Mare North Somerset BS24 8AG

TENURE The tenure is Freehold as advised by the seller.

GAS CENTRAL HEATING Combination boiler located in second bedroom providing hot water and heating (Untested by agent)

OUTSIDE UPVC double glazed door and side units opening into;



ENTRANCE HALL Tiled flooring. Stairs rising to first floor. Telephone point. Door to Lounge and Dining Room.

LOUNGE 11' 4" x 16' 5" (3.46m x 5.00m) Wood effect laminate flooring, wall mounted electric feature fire place, coved ceiling, double glazed windows to front and rear making this a very bright, sunny room.



DINING ROOM 10' 2" x 8' 11" (3.09m x 2.73m) Tiled flooring, coved ceiling, double glazed windows to front and side. Opening through to:



KITCHEN 7' 8" x 7' 10" (2.34m x 2.40m) Fitted with a range of floor and wall units with work surface over, incorporating a cylindrical sink/drain unit with mixer tap. Four ring electric hob with electric oven under, space for under counter appliance, tiling to splashbacks. Extractor fan, coved ceiling, double glazed window to rear. Door opening into:



UTILITY ROOM 8' 7" x 7' 0" (2.61m x 2.13m) Continuation of tiled flooring, under stairs storage cupboard, opening through to:

REAR PORCH 0' 4" x 2' 11" (0.09m x 0.88m) Continuation of tiled flooring, door to WC, double glazed obscure door opening onto garden.

WC 5' 1" x 2' 9" (1.56m x 0.83m) High level WC.

FIRST FLOOR LANDING Double glazed window to rear, wood effect laminate flooring, access to roof space, doors to bedrooms 1, 2, 3 and shower room.

BEDROOM 1 11' 7" x 11' 0" (3.54m x 3.35m) A bright and airy room, double glazed windows to side and front, coved ceiling.



BEDROOM 2 11' 5" x 7' 10" (3.49m x 2.40m) Wood effect laminate flooring, inset shelf storage and further over stair storage housing boiler. Double glazed window to front.



BEDROOM 3 8' 8" x 8' 2" (2.64m x 2.50m) Wood effect laminate flooring, double glazed window to rear.



SHOWER ROOM 7' 10" x 4' 4" (2.39m x 1.32m) Fitted with a white suite comprising double shower cubicle with retractable screen door, mains fed shower over, vanity wash hand basin with drawer storage under. Closed couple WC, tiling to full height with splash back panelling to shower, extractor fan, double glazed obscure window to rear.



OUTSIDE To the front and rear the property benefits from good sized gardens. The front garden has been laid to lawn with pedestrian path leading to front door. Enclosed to all sides with picket fencing. The rear gardens are a particular feature of the property and are of a lovely size. Enclosed to all sides with a combination of panelled and feather board fencing with area of raised decking to rear of property. The rear gardens enjoy a good degree of privacy and maximum sunshine throughout the day. Agents note: The current owner has an agreement of rental of a garage nearby which could be transferred to the new owner. Further details on request.



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, www.onthemarket.com and 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.