



8 Greenhill Close, Weston-super-Mare, North Somerset, BS22 7PE



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

8, Greenhill Close, Weston-super-Mare, North Somerset, BS22 7PE

£279,995

Presenting this delightful three bedroom terraced house. An excellent choice for first time buyers or savvy investors. Situated in a sought-after area, this property offers a private driveway, ensuring hassle free parking for residents. Upon entry, you'll find a wonderful open plan kitchen / dining area, ideal for intimate family meals or casual gatherings. The kitchen is well-equipped with modern amenities. Step outside to discover the serene private rear gardens, providing a peaceful retreat for relaxation and leisure activities. Additionally, there's a practical storage room, currently serving as a home office, offering versatility to suit your needs. With its charming features and convenient layout, this property is a fantastic opportunity to create your ideal home or to expand your investment portfolio. Conveniently located in North Worle, various primary schools and Worle secondary school are close by, and local amenities can be found nearby with ample shopping and leisure facilities close to hand. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle train station is close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts.

EPC Rating C70, Council Tax Band C.

- A fantastic three bedroom terraced house
- Formerly a semi-detached property, the current vendors have converted the garage into a room.
- Private rear gardens
- Wonderful open plan kitchen / dining area
- Storage room, currently used as a home office
- Ideal FTB or investment
- Private driveway providing off street parking
- EPC rating: C70, Council tax band: C





Accommodation

Entrance

On approach the property, there is a step up to a UPVC entrance door into hallway.

Hallway

Wood affect laminate flooring, door to living room, radiator, ceiling light.

Living / Sitting Room

Wood affect flooring to match, UPVC double glazed bay style window to front and sliding doors to conservatory, door to kitchen, radiators, ceiling lights.

Kitchen / Dining Room

A well presented kitchen / dining area with wood affect laminate flooring, range of wall and floor units with worktops and up stands over, a four burner gas hob with extraction hood over, eye level oven, space for appliances, UPVC double glazed window and door to rear garden and door to front driveway area, door to cloakroom, velux skylight windows, radiator, ceiling spotlights, useful built-in under stairs storage cupboard

Cloakroom

WC, wash hand basin, UPVC double glazed window, ceiling light.

Conservatory

a UPVC double glazed conservatory and patio doors on to garden with polycarbonate translucent roof panels radiator fan and light.

Stairs, rising from entrance hallway to the first floor landing.

First Floor Landing

UPVC double glazed window, timber balustrade, doors to first floor rooms, cupboard housing wall mounted gas fired boiler, roof access hatch, ceiling light.

Bedroom One

UPVC double glazed window, radiator, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Bathroom

Tile effect vinyl flooring, wash hand basin over vanity unit, low-level WC, panel bar with mains fed shower and shower over, UPVC double glazed window, extractor fan, ceiling light. Heated towel rail.



Outside

Front

As you approach the property there is a tarmac driveway, providing valuable off street parking with an area laid to lawn, and pathway is leading to the entrance door.

Rear

A private and enclosed rear garden, mostly laid to lawn with slab patio pathways and patio area, door to store room, outside lighting and power supply points.

Storage Room

Currently used as a home office. A UPVC double glazed pedestrian door and window, vinyl tile flooring, power supply points, ceiling light.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



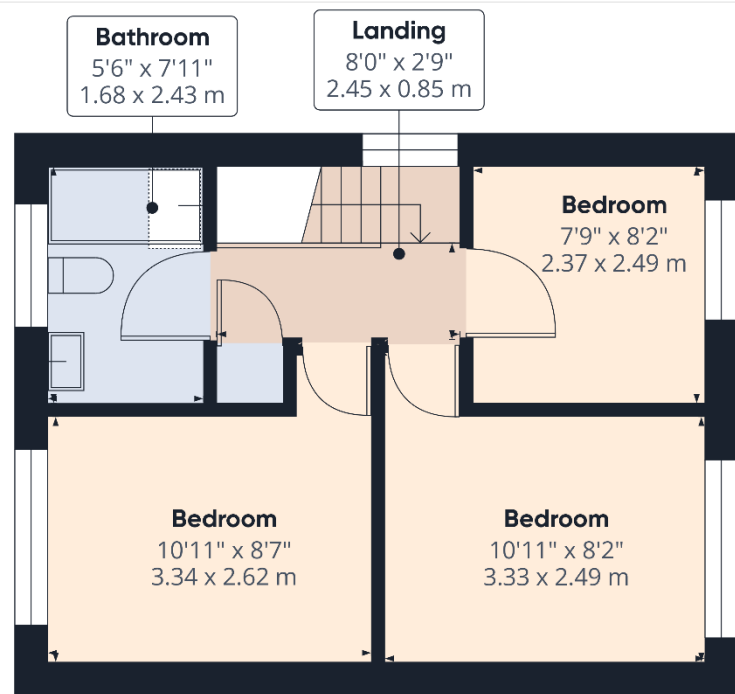
Floor 0

Approximate total area^m
631.38 ft²
58.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

Approximate total area^m
329.3 ft²
30.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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