



25 Irons Way, West Wick, Weston-super-Mare, North Somerset, BS24 7FG



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£269,950

Step into the tranquillity of this cosy three bedroom semi-detached home, tucked away in a peaceful neighbourhood. Your private driveway ensures parking is a breeze, while the enclosed rear garden offers a secluded oasis for relaxation and play. Located in a quiet cul-de-sac, this home provides a serene escape without sacrificing convenience. With excellent transport links and amenities nearby, running errands and commuting are effortless. Sold with no onward chain, this property offers a seamless transition into your new abode. Whether you're enjoying the quiet gardens or exploring the neighbourhood, this home provides the perfect blend of comfort and convenience for relaxed living. Situated in a sought-after neighbourhood, you'll find nearby amenities and easy access to transportation, making your daily life convenient and enjoyable. The property is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport.

- Three bedroom, freehold, semi-detached property
- Private driveway providing valuable off street parking
- Private and enclosed front and rear gardens
- Well positioned in a quiet cul-de-sac
- Within reach of excellent transport links and amenities
- Sold with the benefit of no onward chain
- EPC rating TBA, council tax band C



Accommodation

Entrance

Composite entrance door into hallway area.

Hallway

Wood effect vinyl flooring, radiator, doors to ground floor rooms, under stairs storage cupboard, ceiling spotlights.

Cloakroom

Tile effect vinyl flooring, low-level WC, wash hand basin and pedestal, UPVC double glazed window, radiator, ceiling light.

Living Room

Wood effect laminate flooring, electric fireplace and surround, UPVC double glazed window, radiator, ceiling light.

Kitchen / Dining Room

Wood effect vinyl flooring, a range of wall and floor units with worktops and upstands over, four burner gas hob with oven under and extraction hood over, inset stainless steel sink and drainer, space and plumbing for appliances, UPVC double glazed window and patio doors to rear garden, ceiling lights, spotlights.

Stairs rising from entrance hallway to first floor landing

First Floor Landing

Doors to first floor rooms, ceiling light.

Bedroom One

UPVC double glazed window, door to en-suite, radiator, ceiling spotlights, ceiling light.

En-suite

Low-level WC, wash hand basin and pedestal, enclosed mains fed shower, extraction fan, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, roof access hatch, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling spotlights.

Bathroom

Low-level WC, panelled bath, wash hand basin and pedestal, radiator, UPVC double glazed window, extraction fan, ceiling spotlights.

Outside

Driveway

To the side of the property there is an area laid to tarmac providing valuable off-street tandem parking, with gated access to the rear garden.

Front

Enclosed by metal railings and laid to gravel with slab patio pathways.

Rear

A private and enclosed rear garden with an area laid to gravel, 'Astroturf' and raised timber decking.

Tenure

Freehold.

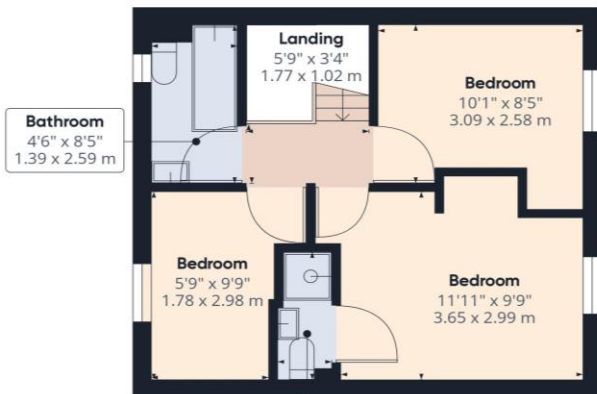
Services

Mains gas, electricity, water, drainage.





Floor 0



Floor 1

Approximate total area¹⁾
737.24 ft²
68.49 m²

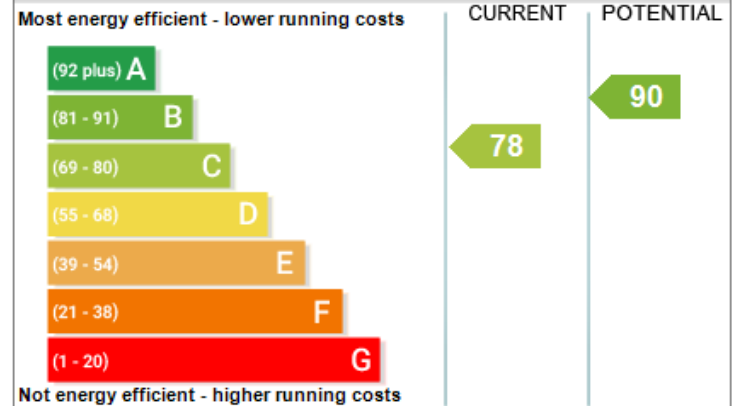
(1) Excluding balconies and terraces

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

GIRAFFE360

Address: 25 Irons Way, West Wick, WESTON-SUPER-MARE, BS24 7FG
RRN: 2369-3035-8202-1684-3204

Energy Rating



England & Wales

EU Directive
2002/91/EC



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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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