



24 Oakford Avenue, Weston-super-Mare, North Somerset, BS23 3JL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

24, Oakford Avenue, Weston-super-Mare, North Somerset, BS23 3JL

£360,000

Charming three bedroom Semi-Detached Family Home. Nestled in a quiet residential neighbourhood, this lovely three bedroom semi-detached family home offers a perfect blend of modern comfort and classic charm. Recently refurbished to a high standard, the property boasts a fresh and inviting atmosphere throughout. Inside, the home features a newly renovated kitchen, bathroom, and utility areas, providing modern convenience while retaining its original characterful details. With its warm ambiance and functional layout, it's an ideal space for family gatherings and everyday living. Outside, a private gravel driveway at the front offers convenient off-street parking, while the spacious rear garden provides a peaceful retreat for relaxation and outdoor activities. Additional features include a garage and useful storage space. Offered with no onward chain, this delightful property presents a wonderful opportunity for those seeking a comfortable family home in a desirable location. Don't miss out – schedule a viewing today to experience the welcoming atmosphere and potential of this charming residence. Milton offers many attractive characteristics to prospective residents, and homes in this desirable area are most sought after. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton high street, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. Weston is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts. EPC Rating - D57, Council Tax Band - C

- A stunning example of a three bedroom, freehold, semi-detached family home
- Refurbished to a wonderful standard including new kitchen, bathroom and utility
- Retaining characterful features and charm
- Private front gravelled driveway providing valuable off-street parking
- A fantastic private and enclosed rear garden, garage and useful storage
- Sold with the added benefit of no onward chain
- EPC rating D57, council tax band C





Accommodation

Entrance

UPVC double glazed entrance door into vestibule.

Vestibule

Tiled flooring, step up to a timber framed single glazed door and fixed panel window with stained glass features, dado rail.

Hallway

Inviting entrance area with wood effect laminate flooring, doors to ground floor rooms, useful under stairs storage cupboard, radiator, ceiling light.

Living Room

A wonderful living area with flooring to match the hallway, UPVC double glazed bay style window, radiator, ceiling light.

Kitchen, Dining & Sitting Room

A light and bright hub of the home with flexible kitchen, dining and sitting areas, a range of floor units with worktops and upstands over, four burner gas hob with oven under and extraction hood over, stainless steel sink and drainer, space for appliance, UPVC double glazed windows to side and patio doors to rear garden, door to utility room, radiator, ceiling lights.

Utility

Floor units providing space and plumbing for appliances, stainless steel sink and drainer, wall mounted gas fired boiler, two UPVC double glazed windows (one fixed), extraction fan, spotlight cluster.

Stairs rising from the entrance hallway to the first floor landing

First Floor Landing

Timber balustrade, UPVC double glazed window, roof access hatch, ceiling light.

Bathroom

Wood effect vinyl flooring, low-level WC, wash hand basin and pedestal, panelled bath with mains fed shower and shower screen over, part tiled walls, heated towel rail, fantastic UPVC double glazed corner window, extraction fan, ceiling light.



Bedroom One

UPVC double glazed bay style window, radiator, ceiling light.

Bedroom Two

UPVC double glazed window overlooking the rear garden, radiator, ceiling light.

Bedroom Three

UPVC double glazed corner window, radiator, ceiling light.

Outside

Front

Private gravel driveway area providing valuable off-street parking with gated access leading to the side, rear garden and garage.

Rear

A fantastic private and enclosed rear garden with a slab patio area immediately to the rear, areas laid to lawn with pathways, timber shed, fantastic storage room attached to the rear of the garage, outside water, supply, lighting.

Garage

A single garage with an up and over garage door.

Tenure

Freehold.

Services

TBA.

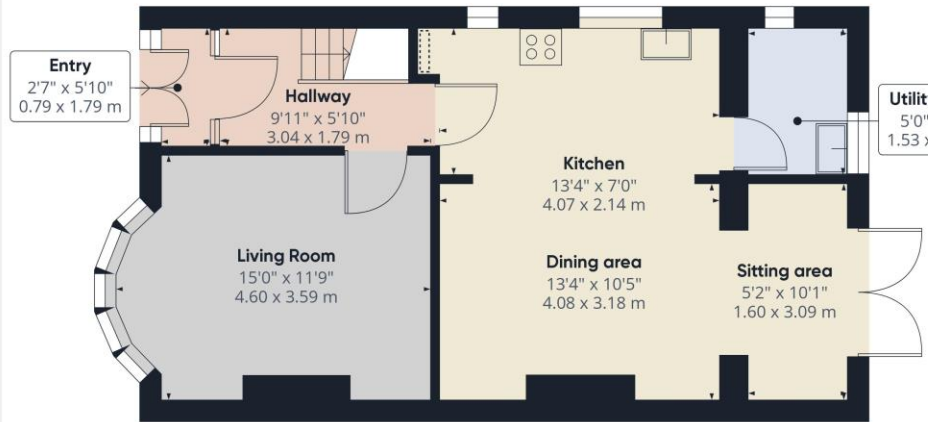








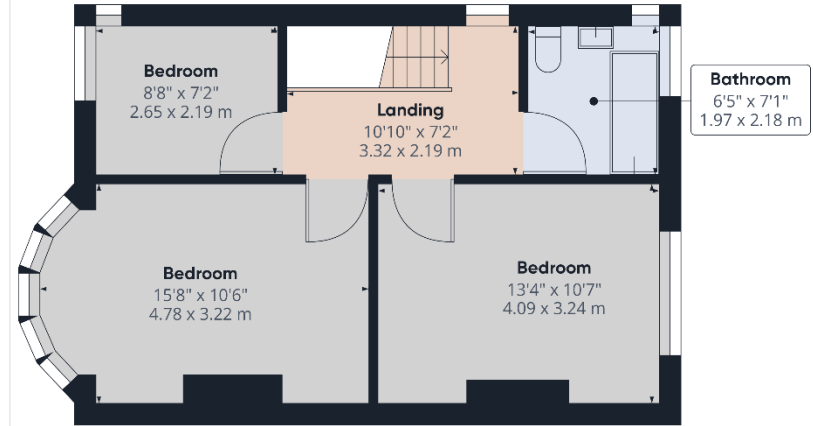
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1

Approximate total area¹⁾
582.41 ft²
54.11 m²

Reduced headroom
1.3 ft²
0.12 m²

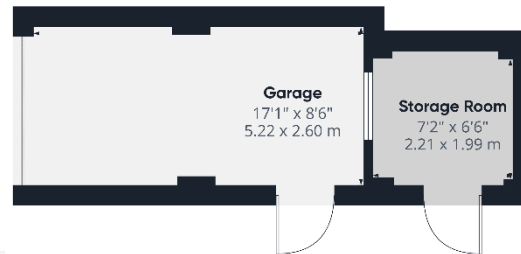


Approximate total area¹⁾
470.01 ft²
43.66 m²

¹⁾ Excluding balconies and terraces

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

GRAHAM 360



Floor 0 Jacob2

Approximate total area¹⁾
92.21 ft²
8.52 m²

Floor 1 Building 1

1) Excluding balconies and terraces

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

GRAHAM 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.

DAVID
PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk