



 **3**  
Bedrooms

 **2**  
Bathrooms



Averys are delighted to advertise this well presented linked semi-detached property situated in the popular new development of West Wick. The property briefly comprises: kitchen / diner with patio doors entering into the rear garden, lounge with feature wood burner, entrance hall, downstairs cloakroom, 3 bedrooms, en-suite and family bathroom. The property additionally benefits ample parking to the side of the house leading to a single garage. The property has the added bonus of fully owned energy saving solar panels. (details on request)



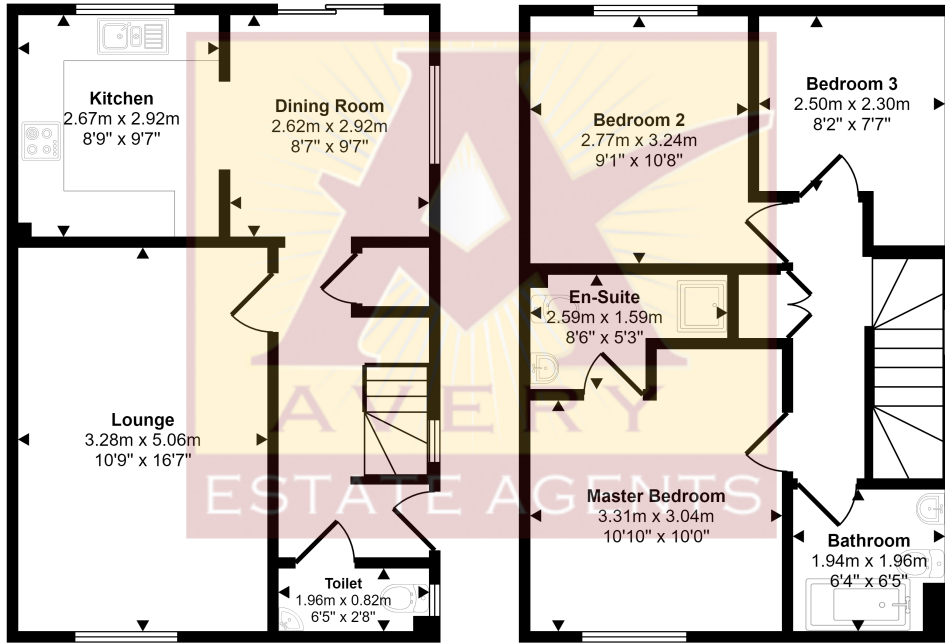
West Wick is within easy reach junction 21 on the M5 interchange ideal for commuting to Bristol etc. The property is also conveniently located near a host of local amenities including the Morrisons shopping centre, Worle train station as well as a host of highly regarded schools including Priory Community School and St Annes primary school within the estate.

- Link Semi-Detached
- Enclosed Rear Garden
- EPC Rating A & Council Tax Band C
- Garage & Great Parking
- Kitchen / Dining Room
- Lounge With Feature Log Burner





Approx Gross Internal Area  
88 sq m / 951 sq ft



Ground Floor

Approx 44 sq m / 474 sq ft

First Floor

Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	103	104
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: West Wick, BS24

