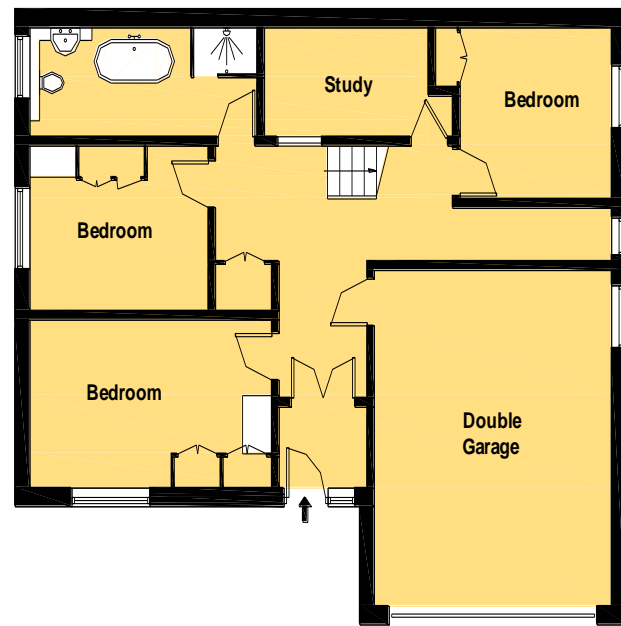
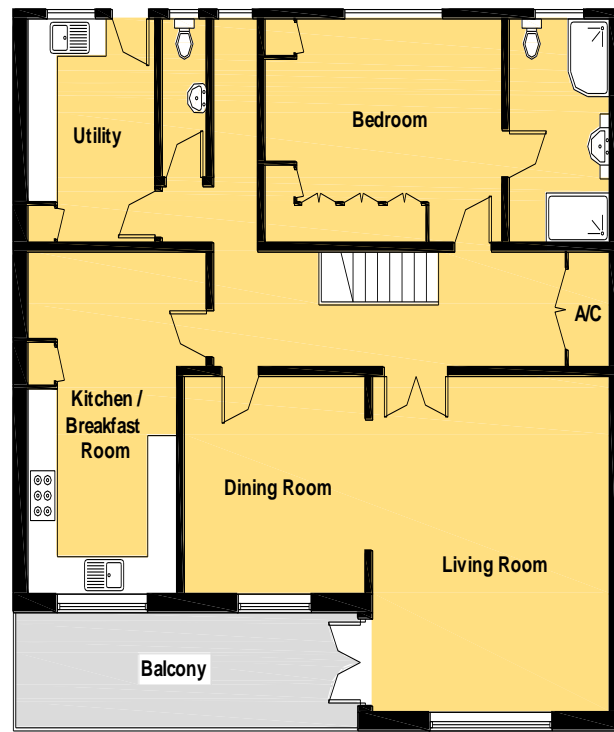


5 THE GLEN
WESTON-SUPER-MARE SOMERSET BS22 9RN
 REFERENCE: AWS03685

Approx. Gross Area 2335 Sq.Ft - 216.9 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID212380
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision.com



£425,000

Offered to the market with no onward chain is this detached four double bedroom family home which benefits from refitted bathroom suites a replacement kitchen with fitted range cooker and space for American style fridge/freezer, good size living accommodation opening onto a balcony with far reaching views with covered veranda beneath along with a double garage with electric up and over door ample off road parking and terraced low maintenance enclosed gardens with far reaching views. Viewings are strongly recommended by the vendors sole agents.

5 The Glen Weston-Super-Mare Somerset BS22 9RN

ALL SIZES ARE APPROXIMATE THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH with front aspect obscure double glazed window, cardine floor covering, radiator, coving to smooth ceiling with ceiling centre light and double obscure glazed casement doors leading through to entrance hall with side aspect obscure double glazed upvc window and having cardine wood effect floor covering, radiator, double built in cloaks cupboard, coving to smooth ceiling with courtesy lighting and ceiling mounted smoke detector, integral door to double garage, staircase rising to the first floor and doors to all ground floor rooms

BEDROOM 2 16' 0" x 8' 8" (4.87m x 2.64m) with front aspect double glazed upvc window, radiator, coving to smooth ceiling with ceiling courtesy light and range of built in bedroom furniture incorporating wardrobe cupboards with shelves and hanging rails and Chester door unit



BEDROOM 3 10' 1" x 9' 2" (3.07m x 2.79m) with side aspect obscure double glazed upvc window, radiator, coved ceiling and double built in wardrobe cupboard with shelf and hanging rail

BEDROOM 4 11' 9" x 8' 7" (3.58m x 2.61m) with side aspect obscure double glazed upvc window, radiator and coving to smooth ceiling with courtesy light and range of fitted bedroom furniture incorporating wardrobe cupboards with shelves and hanging rails and Chester drawer unit with fitted wall mirror

STUDY/OCCASIONAL BEDROOM 5 12' 6" x 5' 9" (3.81m x 1.75m) with radiator, coved ceiling and ceiling cluster of spotlights

FAMILY BATHROOM 15' 2" x 5' 8" (4.62m x 1.73m) with side aspect obscure double glazed upvc window and housing matching refitted contemporary white suite comprising, free standing bath tub with chrome mixer tap, over sized shower cubicle incorporating chrome shower unit with glazed doors, vanity unit with inset wash hand basin having chrome mixer tap with built in range of cupboards and drawers and fitted wall mirror with courtesy lighting, close coupled low level wc with fitted economy flush, part tiled walls, vinyl floor covering, chrome heated towel rail and courtesy lighting



FIRST FLOOR LANDING two radiators coving to smooth ceiling, courtesy lighting, wall mounted central heating thermostat, double built in airing cupboard housing gas fired boiler for domestic hot water and central heating with wall mounted central heating and hot water timer and foam dipped hot water tank and fitted slatted shelves

CLOAK ROOM with rear aspect obscure double glazed upvc window and housing matching refitted two piece white suite comprising, low level wc with fitted economy flush, vanity unit with inset wash hand basin having fitted chrome mixer tap, half tiled walls, vinyl floor covering, chrome heated towel rail and courtesy lighting

KITCHEN/BREAKFAST ROOM 17' 8" x 9' 9" (5.38m x 2.97m) with front aspect double glazed upvc window and having been refitted with a matching range of high gloss white units comprising fitted cupboards and drawers and wall mounted glass fronted display cabinets with under unit lighting, brush steel range cooker incorporating two ovens a grill, plate warmer and six gas burners with brush steel cooker hood over, space for American style fridge/freezer, part tiled walls, inset ceramic single drainer sink unit with fitted chrome mixer tap and adjacent roll top work surfaces, laminate wood effect floor covering, radiator, exposed ornamental ceiling beams with recess down lighting



UTILITY ROOM 11' 8" x 8' 5" (3.55m x 2.56m) with rear aspect double glazed upvc window and double glazed upvc door giving access to the rear garden and having range of built in storage cupboards incorporating cupboards and drawers, inset single drainer stainless steel sink unit with adjacent roll top work surfaces,, space and plumbing for automatic washing machine, dishwasher, further appliance space, vinyl floor covering, radiator and florescent strip lighting, double casement doors from landing lead through to:-

LIVING ROOM 17' 7" x 15' 8" (5.36m x 4.77m) with front aspect double glazed upvc window, feature brick built fireplace with brick half and wooden mantel over and incorporating real flame gas fire with display shelving to side and space for tv and dvd unit, two radiators, two wall light points, fitted dimer switches, exposed ornamental ceiling beams with recess down lights and double glazed upvc casement doors leading out onto:-



BALCONY enclosed by balustrades, outside courtesy lighting

DINING ROOM 11' 9" x 11' 5" (3.58m x 3.48m) with front aspect double glazed upvc window, radiator, two wall light points, exposed ornamental ceiling beams, ceiling centre light, dimer switch and return casement door to landing



MASTER BEDROOM 15' 9" x 11' 9" (4.80m x 3.58m) with rear aspect double glazed upvc window, radiator and fitted with matching range of bedroom furniture incorporating three built in wardrobe cupboards with shelves and hanging rails, two single built in storage cupboards bulk head storage cupboards, fitted bed side tables and dressing table with fitted wall mirror and door leading through to:-



ENSUITE/BATHROOM 11' 8" x 6' 7" (3.55m x 2.01m) with rear aspect double glazed upvc window and housing matching refitted white four piece suite comprising, corner fitted bath with fitted chrome mixer tap, over sized shower cubicle fully tiled incorporating chrome shower unit with glazed shower screen, vanity unit with inset wash hand basin and fitted chrome mixer tap with cupboards and drawers beneath and fitted drawer unit incorporating mirror and courtesy lighting, close coupled wc with fitted economy flush, vinyl tile effect floor covering, chrome heated towel rail, part tiled walls and ceiling centre lights

OUTSIDE to the front of the property the garden is open plan with area laid to lawn and large tarmac driveway providing off road parking for numerous cars with steps to front door and arched covered veranda paved with courtesy lighting



INTEGRAL DOUBLE GARAGE 17' 6" x 15' 8" (5.33m x 4.77m) with electric up and over door, with side aspect obscure glazed window, courtesy lighting and power points with integral door to hallway, access to the rear of the garden is gained via either side of the property secured by wrought iron gates and terraced patio area for ease of maintenance, raised enclosed garden pond and paved with two full width paved patio areas with retaining walls and steps up to further terraced garden designed to be low maintenance with inset flower shrubs and mature trees fully enclosed to all sides by paneled fencing and low retaining walls numerous courtesy lights outside water tap and timber garden shed in the agents opinion the rear garden offers a high degree of privacy with far reaching views across Weston-Super-Mare

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.

For a free market appraisal contact this office

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MONEY LAUNDERING REGULATIONS 2012

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.