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**Gilberyn Drive, Weston-super-Mare, BS22 7TR**  
**£240,000**

- Semi-Detached House
- Four Bedrooms
- 14' 9" Lounge
- Separate Dining Room
- Re-fitted Bathroom
- Enclosed Rear Garden
- Excellent Condition
- EPC
- No Onward Chain

# Gilbelyn Drive, Weston-super-Mare, BS22 7TR

## ENTRANCE PORCH

Via part glazed uPVC double glazed door. Side aspect uPVC double glazed window. Door to

## LOUNGE

**14'10" x 11'2" (4.52m x 3.40m)**

Front aspect uPVC double glazed window. Textured coved ceiling with central light. TV point. Feature fireplace with tiled surround and wooden mantle. Radiator. Stairs rising to first floor. Door to

## DINING ROOM

**11'1" x 7'8" (3.38m x 2.34m)**

Sliding uPVC patio doors to rear garden. Textured coved ceiling with central light. Radiator. Square arch to

## KITCHEN

**10'9" x 7'7" (3.28m x 2.31m)**

Rear aspect uPVC double glazed window. Textured coved ceiling with central light. Fitted with eye and base level units with rolled edge worktop surface over. Inset 1 ½ bowl stainless steel sink with mixer tap. Built in four ring gas hob. Built in eye level oven. Integrated fridge/freezer. Door to side.

## FIRST FLOOR LANDING

Loft access. Doors to all rooms.

## BEDROOM

**11'10" X 10'2" (3.61m X 3.10m)**

Front aspect uPVC double glazed window. Textured coved ceiling with central light. Storage cupboard. Radiator.

## BEDROOM

**9'0" x 7'0" (2.74m x 2.13m)**

Front aspect uPVC double glazed window. Textured coved ceiling with central light. Radiator.

## BEDROOM

**10'2" x 8'0" (3.10m x 2.44m)**

Rear aspect uPVC double glazed window. Textured coved ceiling with central light. Storage cupboard. Radiator.

## BEDROOM

**9'0" x 8'0" (2.74m x 2.44m)**

Rear aspect uPVC double glazed window. Textured coved ceiling with central light. Radiator.

## BATHROOM

Two side aspect uPVC double glazed windows. Textured ceiling with central light. Refitted bathroom. Three piece suite comprising panel bath with shower over, low level W.C and pedestal wash hand basin with central mixer tap. Fully tiled walls. Radiator.

## OUTSIDE

## GARAGE

**16'0" x 7'5" (4.88m x 2.26m)**

Side aspect window. Wall mounted Ideal combi-boiler. Space and plumbing for washing machine. Light and power.

## REAR GARDEN

Fully enclosed rear garden. Patio area leading to lawn area. Raised timber decking area. Timber shed.

## TO THE FRONT



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Driveway parking. Lawn area which could be used for additional parking.

## **DIRECTIONS**

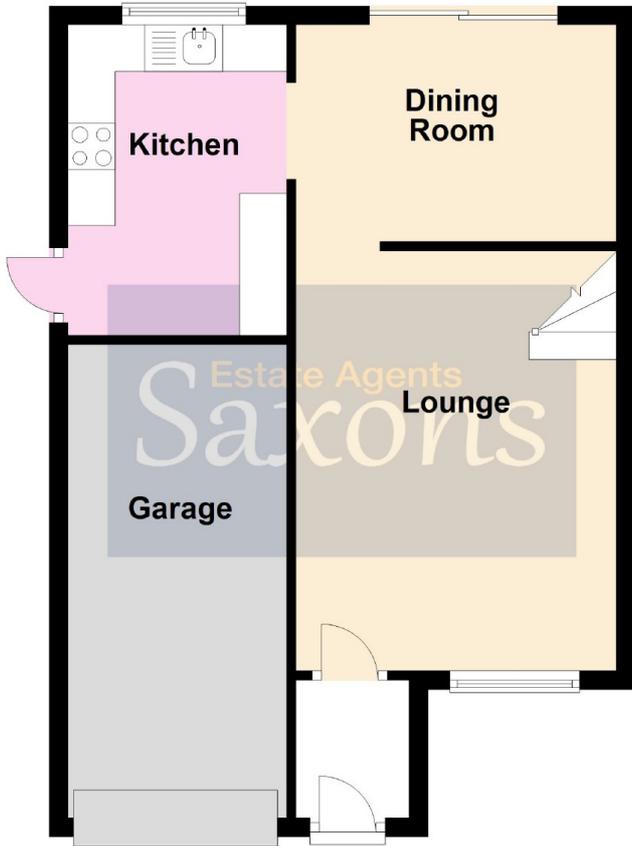
From our Weston office head towards Worle high street, continue through Worle high street, on reaching the roundabout turn left continue up the hill bearing slightly to the right. At the T junction drop down to the right follow along to the Nut tree public house turn right and you will be in Ebdon Road, continue along this road to the roundabout. On reaching the roundabout take the fourth exit, continue along this road turning left into Becket Road, continue along turning right into Becket Drive, then right into Gilberyn Drive where the property will be found on the left hand side.

## **MONEY LAUNDERING REGULATIONS 2012**

Intending purchasers will be asked to produce identification, proof of address and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.



### Ground Floor



### First Floor

