54 Willow Close Weston-Super-Mare BS22 7SE | **£275,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
861.60 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
C

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

An attractive three-bedroom semi-detached home offering fresh, move-in-ready accommodation throughout and available with no onward chain in St Georges, Weston-Super-Mare. 54 Willow Close benefits from recent redecoration and new flooring to ensure the property is ready to be enjoyed from day one, making it an excellent choice for buyers seeking a straightforward move. Set within a popular and established residential address, this welcoming home has been thoughtfully refreshed to provide light-filled, comfortable accommodation perfectly suited to modern living. The property is entered via a welcoming entrance hall with cloakroom/WC and staircase rising to the first floor. Positioned to the front of the home, the kitchen is fitted with a range of wall and base units with work surfaces over, creating a practical and well-arranged space for everyday life. The room benefits from sufficient space for a breakfast table, providing a comfortable spot for informal dining, enjoying a morning coffee or planning the day ahead. To the rear, the home unfolds into a generously proportioned lounge/dining room extending across the width of the property, creating a wonderfully sociable heart to the home. There is ample space for both comfortable seating and formal dining, making it equally suited to quiet evenings in and entertaining family and friends. French doors invite an abundance of natural light into the room while creating an attractive outlook over the rear garden. To the first floor, a central landing leads to three bedrooms and the family bathroom. The principal bedroom enjoys the practicality of built-in wardrobes together with the comfort of an en-suite shower room. Bedroom two is a well-proportioned double room, whilst bedroom three offers flexibility as a child's bedroom, nursery, home office or hobby room. Completing the accommodation is the family bathroom. Freshly decorated throughout and enhanced by new flooring, the property offers a blank canvas for its next owners to make their own, with the added advantage of no onward chain helping to ensure a smooth and uncomplicated move.

Outside, the rear garden benefits from not being overlooked, therefore enjoying a wonderful degree of privacy. The majority is laid to lawn, making it the ideal space for children to burn off extra energy, while a patio is on hand for entertaining when the weather allows. In its current form, it is a blank canvas, ready for the next owner to impart their own personality and creativity. The detached garage can be accessed directly from the garden, and a secure gate provides convenient access to the driveway where you have off-street parking for two vehicles. To the front of the property, there is an area laid to decorative stone and a pathway leading to the entrance.

Willow Close is ideally located in the village of St Georges, with easy access to a variety of local amenities, including a village pub. Ideal for those who commute, providing easy access to the M5 motorway network via junction 21, Bristol city centre and Weston-super-Mare via the A370 and mainline railway station at Worle.





Wonderful three bedroom famliy home in St Georges, Weston-Super-Mare





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

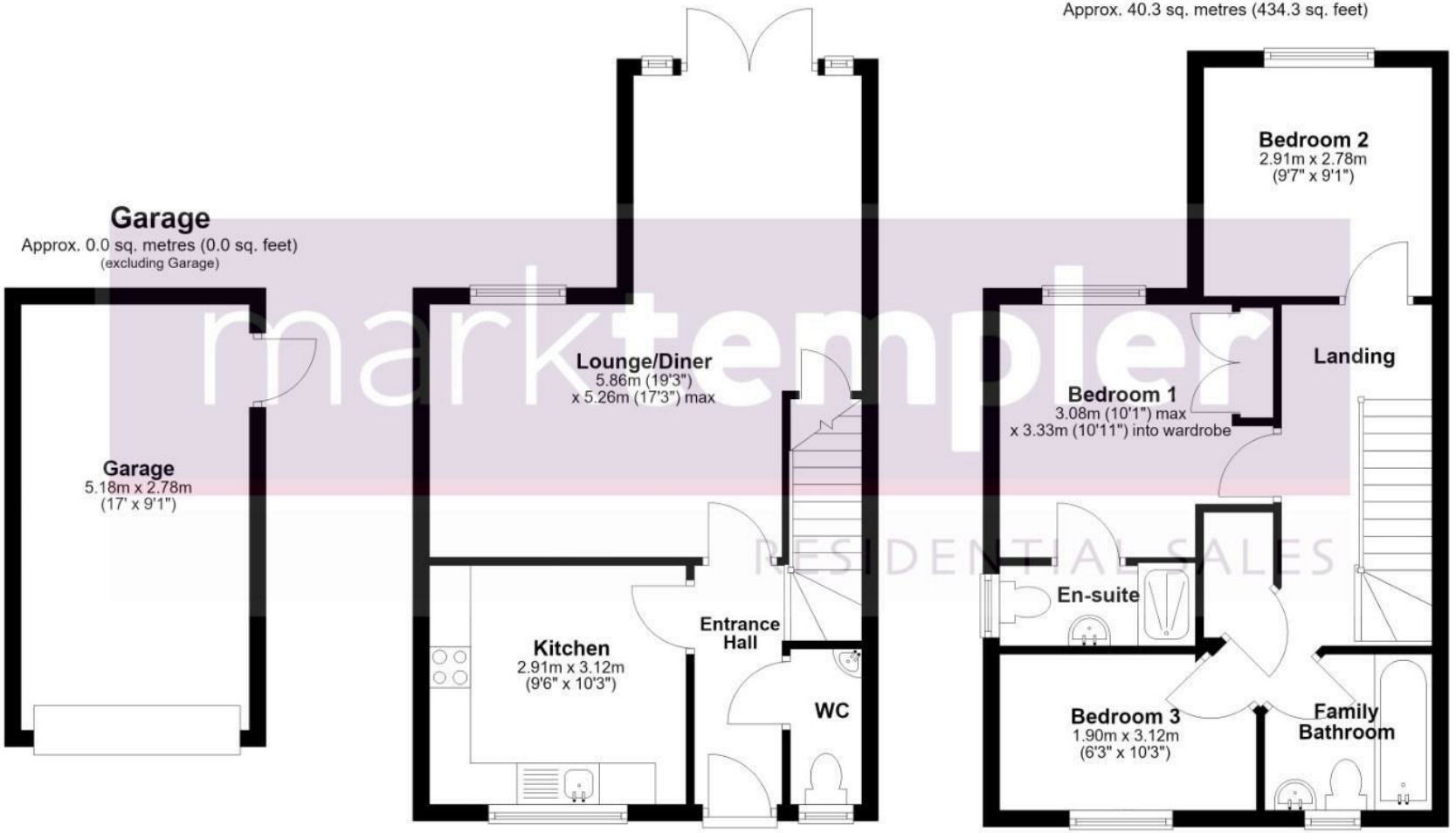
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirft's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)

First Floor
Approx. 40.3 sq. metres (434.3 sq. feet)

Garage
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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