

LAUREL & WYLDE

E S T A T E A G E N T S



15 Dumfries Place, Weston-Super-Mare, BS23 4LQ £195,000

*** PLEASE CLICK ON THE VIDEO TOUR TAB TO SEE OUR FABULOUS PROPERTY VIDEO *** VERY SPACIOUS, EXTENDED END TERRACE FAMILY HOME *** SIZEABLE REAR GARDEN AND ON STREET PARKING *** LIVING ROOM *** DINING ROOM *** EXTENDED KITCHEN / FAMILY ROOM *** ENTRANCE HALL WITH STUDY / OFFICE AREA *** TWO LARGE BEDROOMS *** FULLY TILED FAMILY BATHROOM WITH A SEPARATE DOUBLE, MAINS SHOWER *** NO ONWARD CHAIN *** EPC D ***

Entrance Hall

Accessed via a obscure UPVC double glazed door with a matching side panel, original opening with single glazed panel leading into the main entrance hall. Which has stairs leading to first floor landing with a useful under stairs area, ceiling light, original wooden floorboards, radiator, doors to living room and Dining.



Lounge

A front aspect room with a large UPVC double glazed bay window, ceiling light feature with four rotating spotlights, radiator, a feature original fire place currently blocked off.



Dining Room

A rear aspect room with a UPVC double glazed window, original wooden flooring, radiator, ceiling light, opening into Kitchen/diner.



Kitchen/Diner

A rear and side aspect room with a UPVC double glazed window and UPVC double glazed french doors leading out to the rear terrace and garden, two ceiling lights, wood effect vinyl flooring, radiator. Kitchen has been fitted with a range of base and eye level units with granite effect square edge work surfaces, inset one and half bowl stainless steel sink, space and plumbing for a washing machine, space and gas point for a large range cooker with tiled splashbacks, steel extractor hood over, space for a fridge/freezer, space for dining table and chairs, corner cupboard housing the worcester gas fired combination system.



Landing

A gallery landing area, loft hatch giving access to roof space and a single obscure glazed roof light, doors to bedrooms one, two, and family bathroom.



Bedroom One

A front aspect room with two UPVC double glazed window, two ceiling lights, radiator.



Front

A small courtyard style garden. On street parking.

Rear Garden

Laid to lawn and crazy paving.



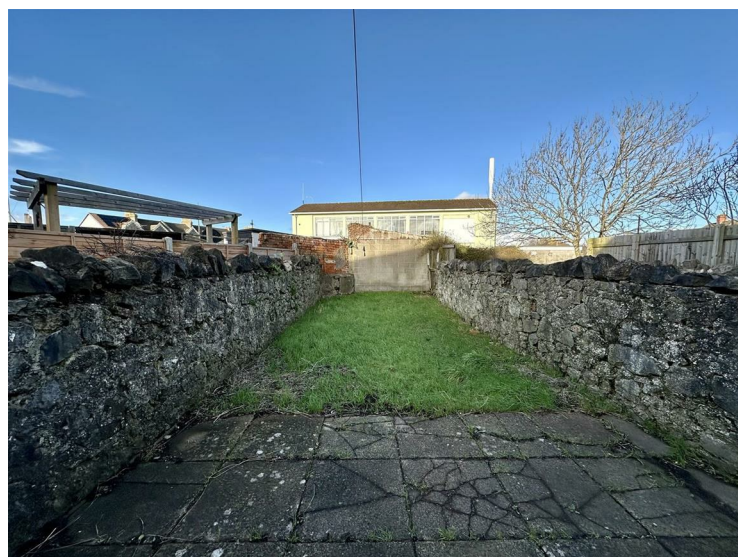
Bedroom Two

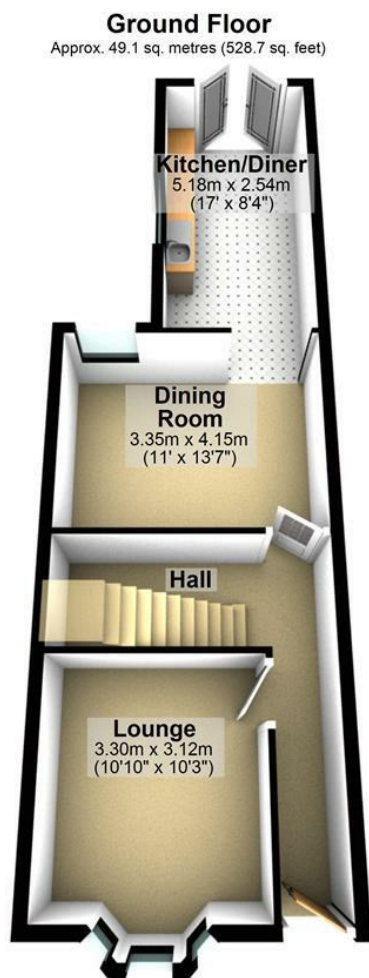
a rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Family Bathroom

A good sized fully tiled rear and side aspect room with obscure UPVC double glazed windows, spotlights, extractor fan, wood effect vinyl flooring, chrome heated towel rail, low level WC, hand wash basin, panel enclosed bath with chrome mixer tap and shower attachment over, a large double sized glazed and tiled shower enclosure with a wall mounted head and hand held shower system.





Total area: approx. 91.8 sq. metres (988.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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