

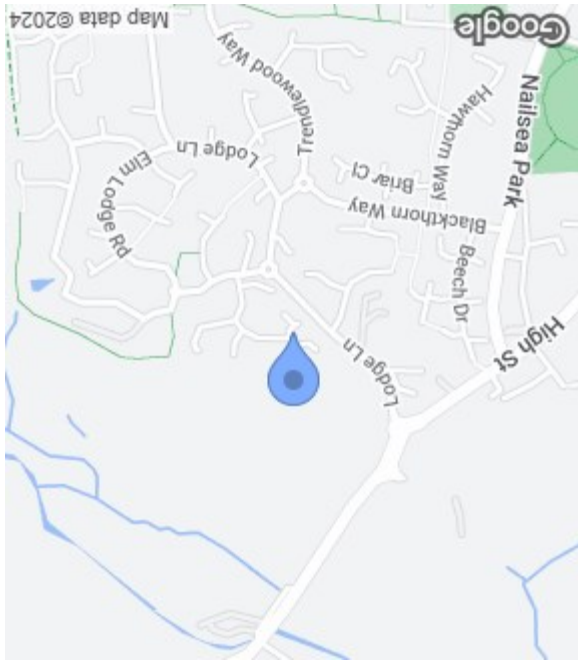
Tenure: Freehold
 Floor area: 1757.00 sq ft
 Tax Band: F

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	78
Potential	87

Energy Efficiency Rating



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 responsibility 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 1757 sq ft (163.3 sq.m.) approx.



49 Vowles Close, Wraxall, North Somerset, BS48 1PP
 £499,995



On the market for the first time since it was built in 2003, we welcome to the market this delightful and particularly spacious, 4 DOUBLE Bedroom semi detached Townhouse, located in one of the most requested areas - 'The Elms' in Wraxall, that offers versatile and flexible accommodation arranged over 3 levels. The property offers a generous amount of space, ideal for the growing family and is located just a short walk from Parkland an and has a lovely outlook over Wraxall Hill. Situated in a quiet cul-de-sac within close proximity to the excellent local schools, the layout briefly comprises: Entrance Hall, Family Room, Kitchen/Dining Room, Utility Room and Cloakroom. On the first floor there is a Sitting Room, main Bedroom with En Suite and a second Cloakroom whilst the second floor offers 3 further Bedrooms, one with an En Suite and a Family Bathroom. Manageable gardens to the front and rear along with a garage and driveway parking for 2 cars. EPC - C.



- Entrance Hall**
10'2" x 9'3" (3.10m" x 2.82m")
- Cloakroom**
4'11" x 3'1" (1.50m" x 0.94m")
- Family Room**
14'8" x 11'10" (4.47m" x 3.61m")



Kitchen/Dining Room
19'0" x 11'4" (5.79m" x 3.45m")

Utility Room
5'10" x 4'11" (1.78m" x 1.50m")

Sitting Room
19'0" x 11'4" (5.79m" x 3.45m")

Main Bedroom
12'0" x 11'5" (3.66m" x 3.48m")



En Suite 1
6'9" x 4'9" max (2.06m" x 1.45m" max)

Cloakroom
6'11" x 3'8" (2.11m" x 1.12m")

Bedroom 2
12'0" x 10'5" (3.66m" x 3.18m")

En Suite 2
6'9" x 4'9" max (2.06m" x 1.45m" max)

Bedroom 3
11'8" x 9'5" (3.56m" x 2.87m")

Bedroom 4
11'8" x 9'4" (3.56m" x 2.84m")

Family Bathroom
6'10" x 5'6" (2.08m" x 1.68m")

Garage
17'10" x 9'5" (5.44m" x 2.87m")

