



ROWAN PLACE, WESTON-SUPER-MARE, BS24 7RQ



£239,950 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN. Spacious THREE BEDROOM HOUSE with three off road parking spaces, SOUTH-FACING rear garden, en suite and updated windows within a short walk to the train station and local amenities! Call now to arrange a viewing!

Council Tax Band: C

Location

Located on the edge of Worle within a mile of Worle High Street which offers a range of facilities including: supermarket, banks, chemists and a library. Weston-super-Mare Town centre offers a wider range of shops and leisure facilities for all ages. For the commuter there are mainline railways at Worle Parkway and Weston-super-Mare and M5 Junction 21 (St.Georges).

Entrance Hall

Laminate flooring. Carpeted stairs to first floor landing. Doors to:

Living Room (16' 07" x 14' 04") or (5.05m x 4.37m)

Dual aspect upvc double glazed windows and French doors to rear garden. Carpeted flooring. Two radiators. Electric feature fireplace.

Dining Room (14' 05" x 8' 05") or (4.39m x 2.57m)

Large second reception room with two Upvc double glazed windows. Carpeted.

Kitchen (14' 09" x 7' 01") or (4.50m x 2.16m)

Updated kitchen with built in double oven, gas hob and space for appliances. Vinyl tile flooring. Range of Upvc double glazed windows and doors to the to garden. Built in cupboard and door to:

Downstairs W.C

Upvc double glazed window. WC. Pedestal wash basin. Radiator.

Landing

Upvc double glazed window to rear. Carpeted flooring. Doors to:





Bedroom 1 (15' 08" x 9' 07") or (4.78m x 2.92m)

Large double bedroom, with two Upvc double glazed windows, carpeted flooring, a range of built in wardrobes and a door to:

En Suite

Shower cubicle. WC. Wash basin. Vanity unit. Vinyl flooring.

Bedroom 2 (15' 09" x 9' 03") or (4.80m x 2.82m)

Another excellent double bedroom with two Upvc double glazed windows to front. Two radiators. Built-in cupboard. Carpeted flooring.

Bedroom 3 (8' 04" x 6' 07") or (2.54m x 2.01m)

Single bedroom with upvc double glazed window to rear. Carpeted flooring. Radiator.

Bathroom

Upvc double glazed window. WC. Wash basin over vanity unit with extended work surface. Bath with shower over. Tiled walls and flooring. Radiator.



Rear Garden

SOUTH-FACING, sunny rear garden with rear access gate leading to:

Carport & Parking


Carport under neighbouring coach house with off street parking for up to three vehicles.

Material Information

Awaiting vendor comment.



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract