



# Rachel J Homes

*Estate Agents*

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## OLDMIXON ROAD, WESTON SUPER MARE, BS24 9NR



- Detached Bungalow
- Lounge/Diner
- Shower Room
- No Chain
- Three Bedrooms
- Kitchen & Utility
- Garage and Parking
- EPC D

### £380,000

Rachel J Homes is delighted to market this Detached Bungalow ideally situated on the South side of town giving easy access to local shops, amenities and the hospital. If you are looking for somewhere that you can put your own stamp on then make sure this is on your list to view. The property briefly comprises of Entrance Hallway, Lounge/Diner, Kitchen, Three Bedrooms, Shower Room, Front and Rear Gardens, Garage and Driveway. Added benefits of this property include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



### Entrance Hall

Upvc Double glazed entrance door, coved ceiling, radiator, loft hatch, storage cupboard with radiator, doors off.

### L-Shaped Lounge/Diner 19' 8" by 12' 4" (5m 99cm by 3m 77cm) widens to 17' (5m 17cm)

Upvc Double glazed patio doors and window to rear, coved ceiling, radiator, electric fire set in stone surround, two radiators, tv point, telephone point.



### Kitchen 10' 6" by 9' 8" (3m 19cm by 2m 94cm)

Upvc Double glazed window to side, range of wall and base units with work surface over and tiled splash back, ceramic hob with electric oven under and extractor over, radiator, coved ceiling, space for under counter fridge and freezer.



### Utility 6' 1" by 5' 4" (1m 85cm by 1m 62cm)

Upvc Double glazed door and window to side, wall and base units with work surface over, space for washing machine and tumble dryer, stainless steel sink, radiator.

### Bedroom One 16' 3" by 9' 1" (4m 96cm by 2m 76cm)

Upvc Double glazed window to front, coved ceiling, radiator, built in double wardrobes.



### Bedroom Two 11' 5" by 9' 9" (3m 48cm by 2m 97cm)

Upvc Double glazed window to side, coved ceiling, radiator, built in double wardrobes.

### Bedroom Three 11' 5" by 6' 7" (3m 48cm by 2m )

Upvc Double glazed window to front, radiator coved ceiling.

### Shower Room 7' 9" by 6' (2m 37cm by 1m 84cm)

Upvc Double glazed window to side, coved ceiling, fully tiled walls, double walk in shower cubicle with electric shower over, low level W/C, pedestal wash hand basin, radiator.



### **Rear Garden**

Enclosed by wall and fence, laid to lawn with mature shrub borders, patio area, two side gates giving access to front, side patio area with storage shed, outside tap.

### **Garage**

Electric door, Upvc Double glazed window to rear, wall mounted Worcester Combi boiler, eaves storage.

### **Front Garden**

Enclosed by wall, laid to lawn with driveway giving parking for several vehicles.

### **Additional Information**

Freehold Property

Council Tax Band C - Approx.£1854.39 Per Annum

### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 99.5 sq. metres (1071.2 sq. feet)