



**Rachel J Homes**  
*Estate Agents*

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**PENRICE CLOSE,  
WESTON SUPER MARE, BS22 9AH**



- **Well Presented Split Level Detached House**
- **Lounge/Diner**
- **Double Glazing & GCH**
- **Stunning Views**
- **Four Bedrooms**
- **Bathroom and Downstair Shower Room**
- **Garage and Parking**
- **EPC D**

**O.I.E.O £380,000**

Rachel J Homes is delighted to market this Well Presented Split Level Detached House ideally situated on Worle Hillside enjoying open, far reaching views to the front. The versatile accommodation briefly comprises of Entrance Hall, Bedroom Three (hobby/study), Shower Room on the Ground Floor, on the First Floor you can find Lounge/Diner with far reaching views, Kitchen, Three Further Bedrooms, Bathroom, Front and Rear Gardens, Garage and Driveway for several cars. Added benefits of this super home include double glazing and gas central heating.

Accompanied viewings - CALL NOW to book yours!!

### Entrance Hall

UPVC Double glazed door and side panel, wood and glass door and side panel into;

### Bedroom Three (currently used as a hobby/study room) 10' 11" by 7' 7" (3m 34cm by 2m 30cm)

UPVC Double glazed window to front, radiator, large understair storage cupboard with light.

### Downstairs Shower Room 6' by 5' 7" (1m 83cm by 1m 69cm)

UPVC Double glazed window to side, heated towel rail, tiled floor, shower cubicle with hot water mixer shower, low level W/C, pedestal wash hand basin, extractor fan.

### Stairs to First Floor Landing

Storage cupboard housing combi boiler with shelving under, radiator, loft hatch, doors off.

### Lounge/Diner 23' 4" by 13' 5" (7m 10cm by 4m 8cm)

UPVC Double glazed patio doors to front balcony with views, two radiators, gas living flame fire set in feature surround, single glazed glass panels to hallway, T.V point, telephone point, UPVC Double glazed door and side panel giving side access to rear garden.

### Kitchen 10' 7" by 8' 11" (3m 23cm by 2m 73cm)

UPVC Double glazed window to front, range of wall and base units work surface over and up-tile, stainless steel sink and drainer, space for washing machine, dishwasher and under counter fridge, radiator.

### Bedroom One 14' 11" by 10' 1" (4m 54cm by 3m 7cm)

UPVC Double glazed full length window and door to rear, radiator, built in wardrobes and drawers.

### Bedroom Two 12' 2" by 9' 4" (3m 72cm by 2m 84cm)

UPVC Double glazed window to rear, radiator, built in double wardrobe.



**Bedroom Four** 7' 1" by 6' 11" (2m 17cm by 2m 10cm)

UPVC Double glazed window to side, radiator.

**Bathroom** 6' 8" by 5' 7" (2m 3cm by 1m 70cm)

UPVC Double glazed window to rear, panel bath with mixer shower attachment, low level W/C and wash hand basin set into vanity unit, part tiled walls, tiled floor, heated towel rail.

**Rear Garden**

Enclosed by wall and fence, laid to lawn with patio and deck area, outside tap, side access to garage and driveway.

**Garage**

Up and over door, light and power, personal door to entrance hall.

**Front**

Laid to lawn with driveway giving parking for several cars, steps leading up to rear garden, side storage cupboard.

**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.

**Additional Information**

Freehold property.

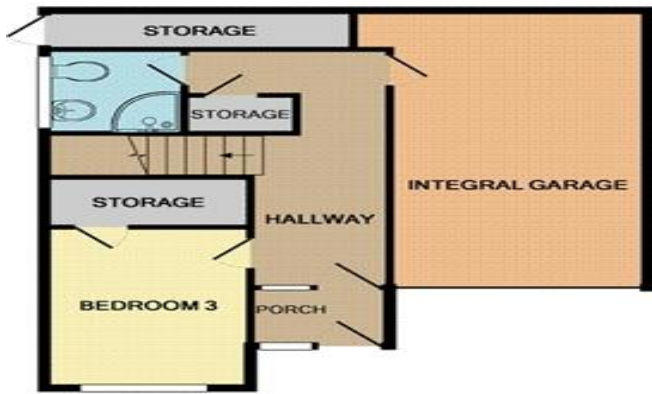
Council Tax Band D - Approx £2086.19 Per Annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 855 SQ.FT.  
(79.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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