



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

HOBART ROAD, WESTON SUPER MARE, BS23 4QN



- **Cash Buyers Only**
- **Three Bedroom**
- **Large Kitchen/Breakfast Room**
- **No Chain**
- **Non Standard Construction Semi Det House**
- **Large Lounge**
- **Double Glazed and GCH**
- **EPC D**

£180,000

Rachel J Homes is pleased to market this Semi Detached House that is built as a non standard construction and therefore is available to cash buyers only. The property which would make an ideal investment briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Shower Room, Front and Good Sized Rear Garden. Added benefits include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!

Entrance Hall

UPVC double glazed door, wall mounted heater, wooden floor, stairs to first floor

Lounge 22' by 12' (6m 71cm by 3m 66cm)

Two UPVC double glazed windows to rear, feature brick fireplace with inset gas fire, wooden floor, TV point, radiator.

Dining Room 12' by 8' 8" (3m 66cm by 2m 64cm)

UPVC double glazed window to front, under stair storage, laminate floor, radiator.

Kitchen/Breakfast Room 19' 10" by 7' 2" (6m 4cm by 2m 18cm)

UPVC double glazed window to front, UPVC double glazed French doors to rear, range of wall and floor units with work surface over, inset one and half bowl stainless steel sink unit with mixer tap, gas cooker point, space for automatic washing machine and fridge/freezer, TV point, radiator, tiled floor

Stairs to First Floor Landing

UPVC double glazed window to front, cupboard housing boiler

Bedroom One 14' by 11' (4m 27cm by 3m 35cm)

UPVC double glazed window, built in wardrobes, radiator, TV point.

Bedroom Two 11' 11" by 9' 11" (3m 63cm by 3m 2cm)

UPVC double glazed window to rear, wall mounted heater

Bedroom Three 9' 1" by 7' 9" (2m 77cm by 2m 36cm)

UPVC double glazed window to front, radiator

Shower Room 9' 1" by 5' 5" (2m 77cm by 1m 65cm)

UPVC double glazed window to side, modern suite comprises of wash hand basin set in vanity unit, low level WC, walk in double shower cubicle, inset spotlights, heated towel rail.

Rear Garden

Enclosed by fencing, mainly laid to lawn with patio area, shed.

Front Garden

Enclosed by low fencing, laid to lawn.



Additional Information

Council Tax Band A £1390.80

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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

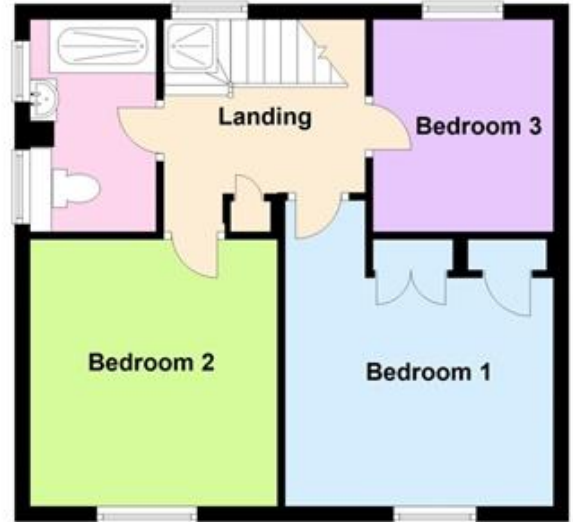
Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.6 sq. feet)