



Rachel J Homes

Estate Agents

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SCAFELL CLOSE, WORLE, WESTON SUPER MARE, BS23 2XF



- Well Presented Terrace House
- Kitchen/Diner
- Double Glazed and GCH
- Parking Space to the Rear
- Three Bedrooms
- Lounge and Conservatory
- Lovely Mature Tiered Rear Garden
- EPC C

£250,000

Rachel J Homes is delighted to present this lovely home located on Milton Hillside, off of a quiet Cul de Sac. Great location for easy access to Ashcombe Park, schools, amenities and transport links. If you are looking for a home in a lovely location make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen/Diner, Three Bedrooms, Bathroom, Front and Rear Gardens, Parking at the rear of the property. Added benefits of this super home include gas central heating and double glazing. Accompanied viewings - CALL NOW but BE QUICK!!



Front

UPVC double glazed entrance door with side window into hallway, stairs to first floor, under stairs cupboard, thermostat, radiator.

Lounge 14'7" by 10'9" (4m 45cm x 3m 28cm)

UPVC double glazed picture window to front, dado rail, electric fire with wooden surround,, TV point, phone point, two radiators, UPVC double glazed sliding door into:



Kitchen/Dining Room 15'3" by 11'7" (4m 66cm x 3m 53cm)

UPVC double glazed window to rear, UPVC double glazed door to garden, range of wall and base units with work top over, space for electric oven, extractor hood over, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, single stainless steel sink and drainer with mixer tap over, part tiled walls, doorway to pantry housing consumer unit.



Conservatory 11'4" by 9'2" (3m 46cm x 2m 79cm)

Part brick, UPVC double glazed windows, UPVC door to rear garden, polycarbonate roof.

Landing

Cupboard housing Vaillant combination boiler.

Bedroom One 11'1" by 10'11" (3m 37cm x 3m 33cm)

UPVC double glazed window to rear, walk in wardrobe with light, radiator, loft access.



Bedroom Two 9'5" by 6'9" (2m 88cm x 2m 7cm)

UPVC double glazed window to rear, radiator.

Bedroom Three 8'9" by 7'8" (2m 66cm x 2m 34cm)

UPVC double glazed window to front, radiator.



Bathroom 7'3" by 5'6" (2m 20cm x 1m 68cm)

UPVC double glazed window to rear, white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail.

Rear Garden

Enclosed by fence, tiered garden, patio area, lawned area, ornamental chipping, mature shrubs, rear access gate to parking bay

Declaration

The property misdescriptions act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Extra Information

Maintenance Fee

£20.00 per month covers communal grounds, street lighting, road surface and signage.



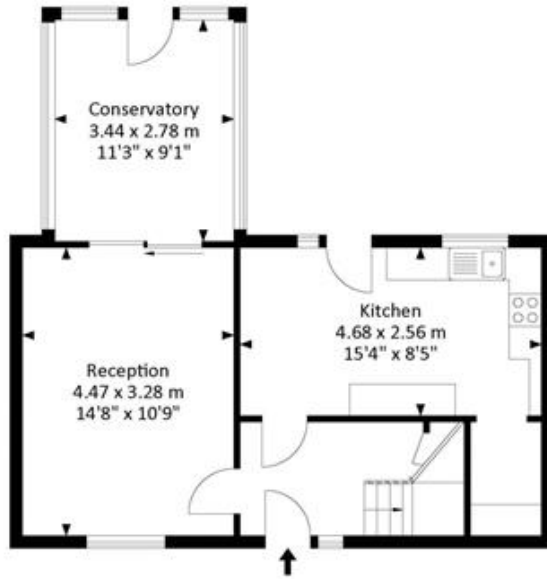


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
		71	75
England & Wales		EU Directive 2002/91/EC	

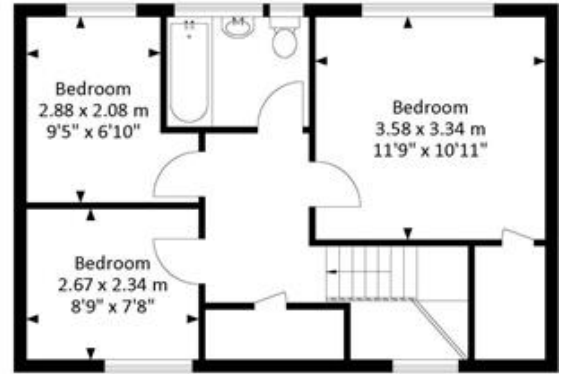
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
		76	74
England & Wales		EU Directive 2002/93/EC	

20 Scafell Close, Weston super Mare

Approx. Gross Internal Area
950.20 Sq.Ft - 88.50 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.