



Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk

**ANKATEL CLOSE,
WESTON SUPER MARE, BS23 3WN**



- Well Presented Coach House
- Lounge/Diner
- Communal Garden
- Garage
- Double Bedroom
- Double Glazed and GCH
- Outside Drying Area
- EPC C

£165,000

Rachel J Homes is delighted to market this Well Presented Coach House is tucked away and ideally situated close to Shops, Amenities and Transport Links. If you are looking for a First Home or perhaps an investment, make sure this is on your list to view. The accommodation briefly comprising of Entrance, Lounge/Diner, Kitchen, Double Bedroom, Outside Drying Area, and Garage. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW but BE QUICK!!

Entrance

UPVC Double glazed entrance door, stairs to first floor, landing with UPVC Double glazed window to side, storage cupboard, doors off.

Lounge/Diner 17' by 11' 11" (5m 18cm by 3m 63cm)

Two UPVC Double glazed windows to front, radiator, TV point, arch way through to;

Kitchen 12' 6" by 5' 6" (3m 81cm by 1m 68cm)

UPVC Double glazed window to rear, range of wall and floor units with work surfaces over and tiled splash back, gas hob with electric oven under and extractor hood over, stainless steel sink and drainer with mixer tap over, space for washing machine and fridge freezer, radiator.

Double Bedroom 12' 2" by 11' 11" (3m 71cm by 3m 63cm)

UPVC Double glazed window to front, radiator.

Shower Room 6' 10" by 3' 6" (2m 8cm by 1m 7cm)

UPVC Double glazed window to rear, shower cubicle with hot water mixer shower, low level W/C, wash hand basin set into vanity unit, heated towel rail, fully tiled walls.

Outside

Drying to the side of the property, communal grassed area to the rear of the property.

Garage

Situated underneath the Coach House, up and over door, power and lighting.

Additional Information

Council Tax Band B £1633.00 approx

Leasehold in excess of 180 years.

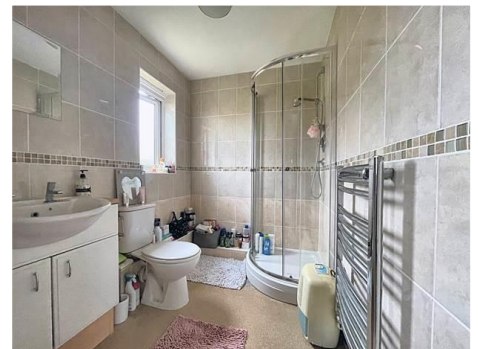
Ground Rent £171.00 per annum



Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Floor Plan