



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

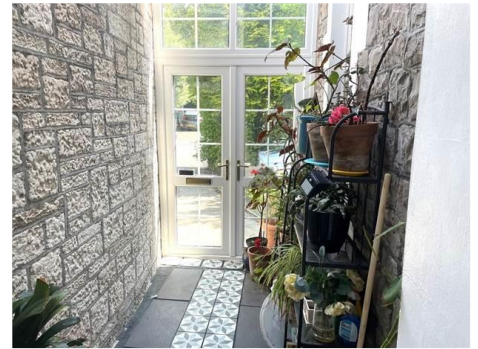
HILL ROAD, WESTON-SUPER-MARE, BS23 2RZ



- **Spacious Victorian Semi Detached House**
- **Four Reception Rooms**
- **Courtyard Garden**
- **Close to Town Centre & Amenities**
- **Five Bedrooms**
- **Kitchen and Utility Area**
- **Garage and Driveway**
- **EPC E**

£530,000

Rachel J Homes is delighted to market this Victorian Semi Detached House, ideally situated close to the Town Centre, Transport Links, Amenities and Schools. If you are looking for a versatile home with spacious rooms and character then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Entrance Hallway, Lounge, Sitting Room, Dining Room, Study, Kitchen, Downstairs Bathroom, Stairs to First Floor, Five Bedrooms, Bathroom, Courtyard Garden, Garage and Driveway. Added benefits of this home include mainly double glazed and gas central heating. Accompanied viewings - CALL NOW!!



Entrance Porch

Upvc Double glazed entrance door, tiled flooring, polycarbonate roof, wooden entrance door into;

Vestibule

Sash windows to side, exposed floorboards, glass and wooden door into;



Entrance Hall

Understairs storage, radiator, exposed floorboards, stairs to first floor, doors off.



Drawing Room 16' 8" by 14' 2" (5m 7cm by 4m 33cm)

Sash bay window, internal window to side, ceiling rose, coved ceiling, picture rails, open fire place with marble surround, two radiators, T.V. point.



Sitting Room 15' 7" by 13' 5" (4m 75cm by 4m 9cm)

Sash bay window, marble fire place with electric fire, radiator, coved ceiling, ceiling rose, picture rail, T.V. point.

Dining Room 13' 3" by 12' 1" (4m 4cm by 3m 68cm)

Sash window to side, wooden fire surround with electric fire, fitted cupboards, radiator, exposed floorboards.

Study 14' 7" by 11' 2" (4m 45cm by 3m 40cm)

Sash window to side, internal window, stone and tile fireplace, radiator.



Kitchen 13' 8" by 9' 5" (4m 17cm by 2m 88cm)

UPVC double glazed window to rear, range of wall and floor units with work surfaces over, single drainer sink unit, space for 7 ring gas range cooker, space for fridge freezer, radiator, tiled walls and flooring, door into laundry room, window to side, with space for automatic washing machine, tumble dryer, dishwasher.

Bathroom

Sash window to side, low level W/C, panel bath, wash hand basin, part tiled walls.

Stairs to First Floor Landing

Split landing, skylight, two radiators, doors off

Bedroom One 13' 6" by 12' 10" (4m 11cm by 3m 91cm)

Sash bay window to front, radiator, feature tile and wooden fireplace, fitted wardrobes, wash hand basin, exposed floor boards, coved ceiling



Dressing Room 12' 9" by 5' 5" (3m 88cm by 1m 64cm)

Sash window to side, wall mounted boiler, radiator, exposed floorboards, radiator.

Bedroom Two 13' 9" by 12' 10" (4m 20cm by 3m 90cm)

Sash window to side, exposed floorboards, wooden and tiled fireplace, radiator, coved ceiling, picture rails.



Bedroom Three 14' 5" by 11' 2" (4m 40cm by 3m 40cm)

Sash window to side, iron fireplace and surround, exposed wooden floors, radiator, picture rails.

Bedroom Four 13' 3" by 10' 2" (4m 5cm by 3m 9cm)

Sash window to side, exposed floorboards, wash hand basin, radiator.



Shower Room 9' 3" by 5' 9" (2m 83cm by 1m 74cm)

Sash window to side, low level WC, pedestal wash hand basin, shower cubicle with electric shower, exposed floorboards, panelling, access to loft, radiator

Rear Garden

Enclosed by walling, courtyard garden with patio area, mature shrubs and trees, rear access to garage.

Garage and Driveway

Sliding wooden door, water, power and light, driveway to the front for several cars.



Additional Information

Council Tax Band D £2189.86 2024/2025

Freehold

New Worcester Combi Boiler fitted May 2024



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		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

