



Rachel J Homes

Estate Agents

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WILSON GARDENS, WEST WICK, WESTON SUPER MARE, BS24 7GL



- Well Presented Terrace House
- Lounge/Diner
- Low Maintenance Rear Garden
- Double Glazing & GCH
- Three Bedrooms
- Family Bathroom & En-Suite To Master
- Garage & Parking
- EPC C

£260,000

Rachel J Homes is delighted to market this Modern Terrace House ideally situated in the popular location of West Wick close to Schools, Shops, Amenities and Transport Links via Rail, Bus and M5 corridor. The accommodation of this well presented home consists of Entrance Hall, Downstairs WC, Lounge/Diner, Kitchen, Three Bedrooms, Ensuite to Master, Family Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Hall

Composite entrance door, radiator, stairs to first floor, doors off.

Downstairs WC

Low level W/C, wash hand basin, radiator.

Lounge/Diner 16' 4" by 15' 3" (4m 98cm by 4m 65cm)

Upvc Double glazed French doors and side panels to rear garden, T.V. point, understairs storage cupboard, two radiators.

Kitchen 10' 2" by 8' 2" (3m 10cm by 2m 49cm)

Upvc Double glazed window to front, range of wall, and base units with work surface over and up-tile, integrated fridge freezer, electric hob with extractor over and electric oven under, spotlights and feature backlighting, space for washing machine and dishwasher, stainless steel sink and drainer with mixer tap over.

Stairs to First Floor Landing

Storage cupboard, loft hatch, doors off.

Master Bedroom 10' 6" by 9' (3m 20cm by 2m 74cm)

Upvc Double glazed window to front, built-in wardrobes, radiator, door to;

En-suite

Shower cubicle with hot water mixer shower, low level W/C, wash hand basin, heated towel rail.

Bedroom Two 8' 9" by 8' 8" (2m 67cm by 2m 64cm)

Upvc Double glazed window to rear, radiator.

Bedroom Three 9' 9" by 6' 4" (2m 97cm by 1m 93cm)

Upvc Double glazed window to rear, radiator.

Bathroom

Panel bath, low level W/C, wash hand basin, heated towel rail, part tiled walls.



Rear Garden

Enclosed by fencing, laid to Astro-Turf with patio area and decorative gravel, rear gate giving access to Garage and Parking.

Garage

Situated under Coach House, up and over door, parking space in front.

Front

Situated down a pedestrian pathway, garden area laid to decorative gravel.

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 C - Approx.£1946.55 Per Annum







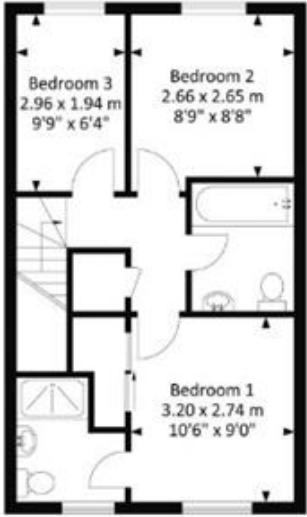
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**53 Wilson Gardens,
Weston Super Mare**

Approx. Gross Internal Area
821.0 Sq.Ft - 76.30 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.