



Rachel J Homes

Estate Agents

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CLIFTON ROAD, WESTON SUPER MARE, BS23 1BP

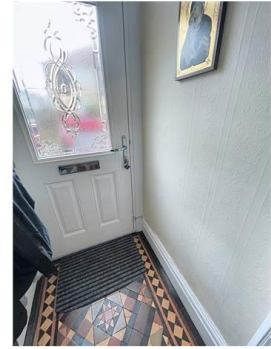


- Beautifully Presented Victorian Terrace House
- Two Reception Rooms
- Double Glazed and GCH
- No Chain
- Four Bedrooms, Ensuite to Master
- Kitchen/Breakfast Room & Utility
- South Facing Rear Courtyard Garden

• EPC D

OIEO £350,000

Rachel J Homes is thrilled to market this Beautifully Presented Victorian Terrace, ideally situated in the South Ward area close to the Sea Front, Schools, Shops, Amenities and Transport Links via Rail and Bus Routes. If you are looking for a spacious family home with character and charm then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Downstairs Cloakroom, Four Good Sized Bedrooms, Ensuite to Master, Bathroom, Front and South Facing Rear Courtyard Garden. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW - don't miss out!!!



Vestibule

UPVC Double glazed entrance door, tiled floor, wood and glass door into;



Entrance Hall

Cornice, understairs storage cupboard housing meters, engineered oak flooring, radiator, stairs to first floor, doors off.

Lounge 17' by 13' 7" (5m 18cm by 4m 14cm)

UPVC Double glazed bay window to front, picture rail, cornice, engineered oak flooring, radiator, T.V. point, 1920's feature fireplace with gas fire.



Dining Room 13' 5" by 11' 7" (4m 9cm by 3m 53cm)

UPVC Double glazed window to rear, cornice, 1920's feature fireplace with log burner, engineered oak flooring, radiator.



Kitchen 13' 8" by 11' 7" (4m 17cm by 3m 53cm)

Two UPVC Double glazed windows to side, range of wall and base units with work surface over and tiled splash back, central Island, pull out larder cupboard, built-in dishwasher & fridge freezer, space for Range cooker with extractor over, one and a half bowl stainless steel sink and drainer, pop-up plug sockets, engineered oak flooring, radiator, door to;

Utility 8' 4" by 7' 8" (2m 54cm by 2m 34cm)

UPVC Double glazed door to side, range of wall and base units with work surface over and tiled splash back, stainless steel sink, wall mounted boiler, space for washing machine, engineered oak flooring.

Downstairs WC

Three UPVC Double glazed windows to rear and side, wash hand basin, low level W/C, extractor fan, engineered oak flooring.



Stairs to First Floor Landing

Split level, ceiling height window, loft hatch, radiator, doors off.

Master Bedroom 17' by 10' 11" (5m 18cm by 3m 33cm)

UPVC Double glazed bay window to front, cornice, built in window seat with storage, built-in wardrobe's, fitted wooden headboard, laminate flooring, radiator, door to:

En-suite

UPVC Double glazed window to front, shower cubicle with hot water mixer shower, pedestal wash hand basin, tiled splash backs, low level W/C, built-in storage, radiator

Bedroom Two 13' 5" by 11' 8" (4m 9cm by 3m 56cm)

UPVC Double glazed window to rear, built-in wardrobe and drawers, laminate flooring, radiator.

Bedroom Three 9' 7" by 8' 8" (2m 92cm by 2m 64cm)

UPVC Double glazed window to side, laminate flooring, radiator.

Bedroom Four 11' 9" by 7' 1" (3m 58cm by 2m 16cm)

UPVC Double glazed window to rear, laminate flooring, radiator.

Bathroom

UPVC Double glazed window to side, panel bath with hot water mixer shower over, low level W/C, wash hand basin set into vanity unit, fully tiled walls and floor, heated towel rail, shaver point.

Courtyard Garden

South facing, enclosed by fencing, laid to patio, raised beds with mature shrubs, side gate, storage shed, outside tap.

Front

Enclosed by stone walling, low maintenance with mature shrubs.

Additional Information

Freehold

Council Tax Band C £1946.55

Mains connection for Gas, Electric, Water and Sewerage.

Unknown Broadband connection

No issues with mobile signal known



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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (142.9 sq.m.) approx.

Measurements are given to the internal face of the finished wall/ceiling/floor. Measurements of areas, volumes, masses and other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used for any independent purchase. The materials, quantities and suppliers shown have not been visited and no guarantee is made as to their availability or otherwise. See also drawings 1/1000.