



# Rachel J Homes

Estate Agents

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## THE VEALE, SHIPLATE ROAD, BLEADON VILLAGE, BS24 0NN



- Semi Detached House
- Situated on a Corner Plot
- Two Reception Rooms
- Huge Potential to Improve and Extend
- No Chain
- Three Bedrooms
- Kitchen & Utility
- Village Location
- EPC C

### £400,000

Rachel J Homes is delighted to market this Semi Detached Cottage style home ideally situated in the popular location of Bleadon Village. If you are looking for a home that can offer potential to improve and extend ( subject to PP) then make sure this is on your list to view. Enjoying a corner plot, there are gardens on three sides. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Downstairs WC, Three Bedrooms, Shower Room. There is a garage and the rear of the property with parking for several cars. Added benefits of this super opportunity, include mostly double glazing, gas central heating plus there is no onward chain. Having been in the same family since new it is the first time of being on the market. Accompanied viewings - CALL NOW!!!



### **Entrance Hall**

UPVC Double glazed entrance door, stairs to first floor, door to;

### **Lounge** 16'6" (5.03m) x 13'0" (3.96m) Into Bay

Dual aspect, UPVC double glazed windows to front and side, coved ceiling, feature brick built fire place with electric fire, recessed arches to either side, TV Point, telephone point, radiator, door to;



### **Kitchen** 11'1" (3.38m) x 7'8" (2.34m)

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash back, inset twin sink with mixer tap over, space for gas cooker with extractor over and fridge freezer, radiator, door to Utility and door to;



### **Dining Room** 12'6" (3.81m) x 8'5" (2.57m)

UPVC Double glazed window to front, coved ceiling, fireplace with electric fire and recess to either side, radiator.

### **Utility**

UPVC Double glazed window to front, single glazed window and door to rear garden, range of base units with work surface over, space and plumbing for washing machine, tiled floor, radiator, door to;



### **Downstairs WC**

Single glazed window, high level W/C.

### **Stairs to First Floor Landing**

Storage cupboard housing Worcester combi boiler, radiator, doors off.





**Bedroom One** 11'0" (3.35m) x 10'6" (3.2m)

UPVC Double glazed window to front, feature port hole window with views over the village and towards the Quantocks, built in wardrobe, radiator.

**Bedroom Two** 2'10" (3.91m) x 8'0" (2.44m)

UPVC Double glazed window to front and side, built in wardrobe, radiator.

**Bedroom Three** 8'5" (2.57m) x 8'0" (2.44m)

UPVC Double glazed window to side, radiator.

**Shower Room** 8'2" (2.49m) x 5'5" (1.65m)

UPVC Double glazed window, corner shower cubicle with electric shower, wash hand basin set into vanity unit, low level W/C, radiator.

**Garage and Driveway**

With up and over door, parking for several vehicles.

**Wrap-around Garden**

Enclosed by hedge and fence, laid to lawn with mature shrubs, flowers and trees, patio area with steps down to greenhouse and shed, outside light and power, work shop. There is also potential of a building plot STPP.

**Material Information**

Freehold Tenure

Council Tax Band £1951.11 2024 / 2025

Mains Electric, Gas, Water and Sewerage

Broadband TBC

Flooding TBC

**Agents Note**

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Ground Floor



First Floor

