



Rachel J Homes

Estate Agents

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BROCKLEY CRESCENT, BLEADON, WESTON SUPER MARE, BS24 9LG



- **Beautifully Presented Detached House**
- **Lounge and Dining Room**
- **Bathroom and DS WC**
- **Parking for Several Cars**
- **Three Double Bedrooms**
- **Large Kitchen**
- **Lovely Rear Garden**
- **EPC C**

£365,000

Rachel J Homes is delighted to market this Beautifully Presented Detached House situated on the popular location of Bleadon Hill. If you are looking for somewhere that you can "just move in" then make sure this is on your list to view! The good sized accommodation briefly comprises of Entrance Porch, Lounge, Dining Room, Kitchen, Downstairs WC, Three Double Bedrooms, Bathroom, Front and Rear Garden, Parking for Several Cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Porch

UPVC door and window to side, cupboard housing consuming unit.

Lounge 18' 2" by 15' 9" (5m 53cm by 4m 80cm)

Two UPVC double glazed windows to front, two radiators, laminate flooring, TV point, door to;

Dining Room 11' 9" by 10' 6" (3m 58cm by 3m 20cm)

UPVC double glazed patio doors with access to garden, radiator, laminate flooring, part glazed doors to

Kitchen 16' 6" by 15' 6" Max (5m 3cm by 4m 72cm)

Three UPVC double glazed windows to rear, UPVC double glazed door to side, range of wall and floor units with wooden work surface, double bowl ceramic sink with mixer tap, tiled splash back, eye level double fan oven and grill, space for washing machine and dryer, integral dishwasher, integral fridge freezer, six ring gas hob, feature radiator, luxury vinyl flooring, spotlights.

Downstairs WC

UPVC Double glazed windows to front, radiator, wash hand basin, low level WC, extractor fan.

Stairs to First Floor Landing

UPVC double glazed feature porthole, window to side, loft hatch, storage cupboard with boiler.

Bedroom One 14' 1" by 10' 7" (4m 29cm by 3m 22cm)

UPVC double glazed window to front, radiator

Bedroom Two 12' 1" by 10' 7" (3m 68cm by 3m 22cm)

UPVC double glazed windows to rear, radiator



Bedroom Three 11' by 8' 3" (3m 35cm by 2m 51cm)

UPVC double glazed window to front, radiator

Bathroom 9' by 8' 2" (2m 74cm by 2m 49cm)

UPVC double glazed windows to rear, low level WC, wash hand basin into set vanity, heated towel rail, P shape panel bath, hot water sunflower shower, fully tiled walls and floor.

Rear Garden

Enclosed by fence, laid mainly to lawn with raised deck and patio area, outside tap, two storage sheds.

Front Garden

Laid to decorative gravel with driveway to side giving parking to several cars.

Further off road parking across the road from the property.

Additional Information

Council Tax Band D £2093.61 2023/24

Freehold Tenure

Mains Gas, Electric, Water and Sewerage

Broadband TBC

No flooding in last 5 years

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.







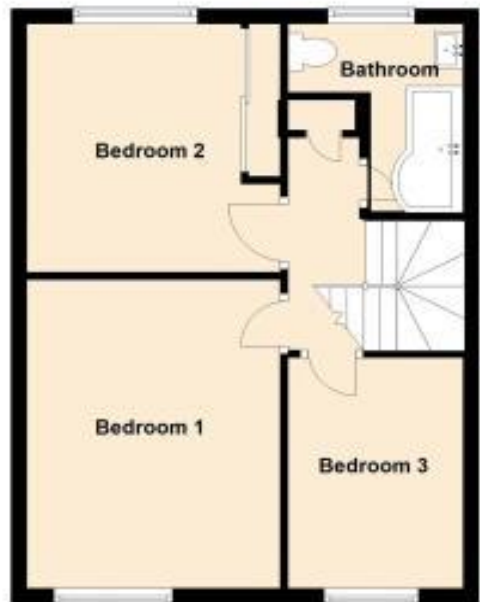


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.
Plan produced using PlanUp.