



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

MOORLAND ROAD, WESTON SUPER MARE, N SOMERSET, BS23 4HY



- Victorian End Terrace House
- Two Reception Rooms
- Double Glazed and GCH
- Close to Sea Front
- Three Double Bedrooms
- Kitchen and Utility
- Low Maintenance Gardens
- EPC E

£325,000

Rachel J Homes is delighted to market this End Terrace Victorian House ideally situated in the Southward area of Weston super Mare, close to Schools, Shops, Amenities, Transport Links, and the Sea Front. If you are looking for a great sized family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility, Three Double Bedrooms, Shower Room, Low Maintenance Front and Rear Gardens. Added benefits of this lovely home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!



Vestibule

UPVC Entrance door into Vestibule tiled floor, wood and glass door to;

Entrance Hall

Radiator, under stairs storage cupboard, stairs to first floor, doors off.

Lounge 27' 11" into Bay by 10' 9" (8m 50cm by 3m 27cm)

UPVC Double glazed bay window to front, UPVC Double glazed window to side and rear, exposed floor boards, two radiators, feature fireplace.



Kitchen 11' 6" by 10' 6" (3m 51cm by 3m 19cm)

UPVC Double glazed window to rear, single glazed window to side, electric hob with extractor over with electric oven under, range of wall and base units with work surface over and tiled splash back, tiled floor, sink and drainer, space for dishwasher and under counter fridge, door to;



Dining Room 11' 8" by 10' 5" (3m 55cm by 3m 17cm)

UPVC Double glazed window to side, radiator, wall mounted boiler, door to



Utility 13' 11" by 4' 7" (4m 23cm by 1m 40cm)

Range of wall and base units, poly carbonate roof, door to outside storage area with side gate, wood and glass door to rear, space for washing machine, fridge and freezer, door to;

Stairs to First Floor Landing

Radiator, under stairs storage cupboard, stairs to first floor, doors off.

Bedroom One 16' 4" by 15' 5" (4m 97cm by 4m 69cm)

UPVC Double glazed bay window and UPVC Double glazed window to front, radiator, wash hand basin set into vanity unit, picture rail.



Bedroom Two 12' 3" by 10' (3m 73cm by 3m 6cm)

UPVC Double glazed window to rear and side, radiator, picture rail.

Bedroom Three 10' 7" by 11' 11" (3m 23cm by 3m 63cm)

UPVC Double glazed window to rear, radiator wash hand basin set into vanity unit.

Shower Room 7' 5" by 8' (2m 27cm by 2m 44cm)

UPVC Double glazed window to side, corner shower cubicle with electric shower, pedestal wash hand basin, low level W/C, exposed floorboards.

Rear Garden

Enclosed by walling and fencing, area laid to artificial grass, partly laid to patio with mature shrub and flower borders, double side access gate.

Front

Material Information

Freehold Tenure

Council Tax Band B £1703.23

Mains Gas, Elec, Water and Sewerage

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		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Ground Floor



First Floor



Total area: approx. 123.9 sq. metres (1334.1 sq. feet)