



# Rachel J Homes

Estate Agents

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## DIAMOND BATCH, WESTON SUPER MARE, BS24 7NB



- Spacious Detached Family Home
- Two Receptions
- Utility & DS W/C
- No Chain
- Five Double Bedrooms plus Ensuite to Master
- Family Bathroom & Two En-Suites
- Double Garage & Parking For Several Vehicles

• EPC B

**£490,000**

Rachel J Homes is thrilled to market this Fantastic Family Home situated in the popular location of West Wick. If you are looking for a spacious family home that is close to Transport Links, Schools, Shops and Amenities but tucked away then make sure this is on your list to view. The great sized accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Study/Dining Room, Kitchen/Breakfast Room, Utility, Five Double Bedrooms, Ensuite to Two Rooms, Family Bathroom, Front and Rear Garden, Double Garage and Parking for Several Vehicles. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



### **Entrance Hall**

Wooden Entrance door, tiled flooring, consumer unit, radiator, stairs to first floor, doors off.

### **Downstairs WC**

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

### **Study** 10' 11" by 9' 4" (3m 33cm by 2m 84cm)

UPVC Double glazed window to front, radiator.



### **Lounge** 14' 9" by 10' 11" (4m 49cm by 3m 33cm)

UPVC Double glazed French doors to rear, radiator, TV point.



### **Kitchen/Diner** 25' 2" by 11' 3" at Widest (7m 67cm by 3m 43cm)

UPVC Double glazed window to front & rear, range of wall and base units with work surface over and up-tile, gas hob, extractor over and electric oven under, space for dishwasher and American style fridge freezer, storage cupboard, tiled flooring, two radiators, door to;



### **Utility**

Space for washing machine & tumble dryer, wall mounted boiler, door to rear garden.

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

Doors off to all rooms, door to Second floor.

### **Bedroom Two** 13' 1" by 11' 1" (3m 99cm by 3m 38cm)

UPVC Double glazed window to rear, radiator.

### **En-suite** 6' 10" by 5' 3" (2m 9cm by 1m 60cm)

UPVC Double glazed window to rear, double shower cubicle with electric shower, pedestal wash hand basin, low level W/C, part tiled walls, radiator.

### **Bedroom Three** 14' 1" by 8' 9" (4m 28cm by 2m 66cm)

UPVC Double glazed window to rear, radiator.



**Bedroom Four** 10' 11" by 10' 2" (3m 34cm by 3m 10cm)

UPVC Double glazed window to front, radiator.

**Bedroom Five** 10' by 9' 6" (3m 4cm by 2m 89cm)

UPVC Double glazed window to front, radiator.

**Bathroom** 6' 11" by 6' 4" (2m 12cm by 1m 92cm)

UPVC Double glazed window to front, panel bath, pedestal wash hand basin, low level W/C, radiator.

### Stairs to Second Floor

Stairs up to Master Suite.

**Master** 24' 1" by 15' 3" (7m 33cm by 4m 66cm)

Two UPVC Double glazed windows to front, dual aspect Velux windows to front and rear, built-in wardrobes, radiator, loft hatch, door to;

**En-Suite** 8' 9" by 7' 6" (2m 66cm by 2m 29cm)

Velux window to rear, panel bath, low level W/C, shower cubicle with hot water mixer shower, pedestal wash hand basin, part tiled walls, radiator.

### Rear Garden

Enclosed by wall and fence, laid mainly to lawn with patio area, outside tap, side gate giving access to garage and parking.

### Front

Laid to block paving with parking for several cars, double garage with up and over doors.

### Material Information

TBC

### 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.







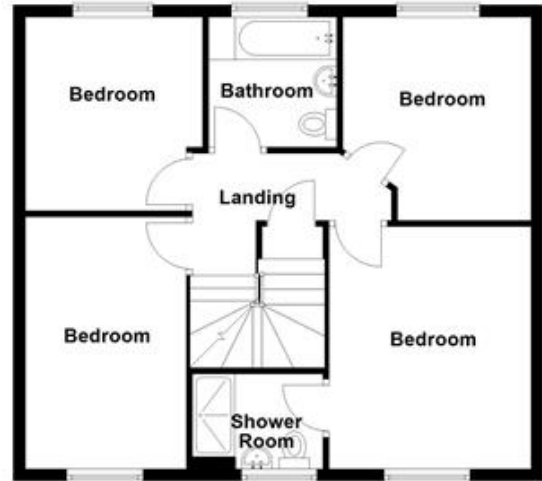


Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

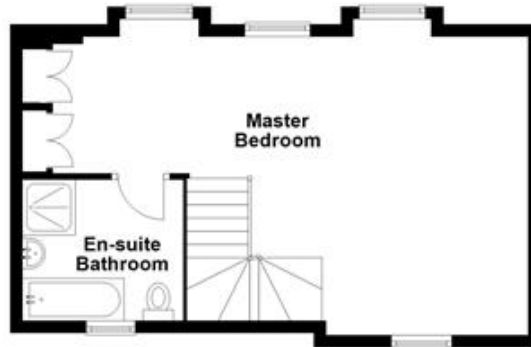
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 165.4 sq. metres (1780.2 sq. feet)