



# Rachel J Homes

Estate Agents

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## MONTACUTE CIRCUS, WESTON VILLAGE, WESTON-SUPER-MARE, BS24 7FD



- Freehold Coach House
- Two Double Bedrooms
- Lounge/Diner
- Double Glazed & GCH
- Garage and Parking
- Tenant in Situ
- No Chain
- EPC C

### £225,000

Rachel J Homes is delighted to market this Very Well Presented Freehold Coach House ideally situated in an extremely pleasant cul de sac location on the popular Weston Village development. If you are a first time buyer or maybe looking for an Investment then make sure this is on your list to view, there is currently a Tenant in Situ who would be happy to stay! The accommodation briefly comprises of Own Entrance, Lounge/Diner, Kitchen, Two Double Bedrooms, Shower Room, Garage and Parking. Added benefits of this super home include Double Glazing and Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW but BE QUICK!!!

### Entrance Hall

Composite front door, radiator, consumer unit, stairs to first floor

### Landing

UPVC double glazed window to front, access to loft, radiator, doors off.

**Lounge/Diner** 17' 3" by 17' 9" (5m 26cm by 5m 41cm) at widest  
Two UPVC double glazed windows to rear, two radiators, TV point, telephone point.

**Kitchen** 11' 8" by 6' 2" (3m 56cm by 1m 87cm)

UPVC double glazed window to rear, range of wall and base units with work surfaces over, single sink and drainer with mixer tap, induction hob, extractor hood, built in electric oven, plumbing for automatic washing machine, space for fridge/freezer, cupboard housing combination boiler, part tiled walls.

**Bedroom One** 13' 10" by 9' 5" (4m 22cm by 2m 86cm)

UPVC double glazed window to front, radiator.

**Bedroom Two** 13' 1" by 11' 5" (3m 99cm by 3m 47cm)

UPVC double glazed window to rear, radiator.

### Shower Room

UPVC double glazed window to rear, walk in double shower cubicle with double headed shower, wash hand basin set into vanity unit, low level WC, heated towel rail, fully tiled walls and floor.

### Garage

Electric roller door, light and power, parking space in front of the garage.

### Additional Information

Freehold property.

Council Tax Band: B - £1703.23





## 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.





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	76
Low environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(50-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	78

**12 Montecute Circus**

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft.



For illustrative purposes only. Not to scale. ID655557  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision