



Rachel J Homes

Estate Agents

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PENNINE GARDENS, WESTON SUPER MARE, BS23 2XS



- **Lovely Terrace Bungalow**
- **Two Bedrooms**
- **Lounge & Sun Room**
- **Kitchen**
- **Shower Room**
- **South Facing Rear Garden**
- **No Chain**
- **EPC TBC**

£235,000

Rachel J Homes is delighted to market this lovely Bungalow ideally situated close to Ashcombe Park and Bus Routes to and from the Town Centre and Sea Front. If you are looking for a good sized home and one that you can put your own stamp on, then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Front and South Facing Rear Garden, and Garage in a Block behind the property. Added benefits of this super home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



Entrance Porch

UPVC Double glazed door and side panels into porch, UPVC Double glazed eye level window to front, stone flooring, door to storage area with eye level UPVC Double glazed window to front, wood and glass door into;



Entrance Hall

Access to loft, large storage cupboard housing meters and consumer unit with light and power, airing cupboard housing combi boiler, radiator, doors off.

Lounge 18' 3" by 13' 4" (5m 56cm by 4m 6cm)

UPVC Double glazed patio doors to rear Sun room, radiator, TV point, telephone point.



Sunroom

UPVC Double glazed construction with polycarbonate roof, door to rear garden.

Kitchen/Breakfast Room 13' 8" by 7' 5" (4m 17cm by 2m 27cm)

UPVC Double glazed window to front, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for free standing gas cooker, washing machine and fridge freezer, radiator.



Bedroom One 11' 1" by 9' 10" (3m 39cm by 2m 99cm)

UPVC Double glazed window to rear, radiator.

Bedroom Two 13' 9" by 7' 6" (4m 18cm by 2m 28cm)

UPVC Double glazed window to rear, radiator.

Shower Room

UPVC Double glazed window into porch, shower cubicle with hot water mixer shower, pedestal wash hand basin, low level W/C, part tiled walls, heated towel rail.



Rear Garden

Enclosed by wall and fence, laid to lawn with patio area steps down to area that could be used for greenhouse or raised beds, gate giving rear access to Garage.

Garage

Located in separate block, up and over door.

Front Garden

Enclosed by wall, laid to lawn with path way and steps to Bristol Road Lower.

Material Information

Freehold Tenure

Annual Service Charge £120 per annum - communal grass and hedge cutting.

Council Tax Band C £1946.55 2024 /2025

Mains Gas, Electric, Water and Sewerage

Broadband ADSL Copper-based phone landline

No known Mobile issues

No Flooding in past 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.







Ground Floor

