



# Rachel J Homes

Estate Agents

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## WHITTING ROAD, WESTON SUPER MARE, BS23 4ED



- Well Presented Victorian Terrace House
- Two Reception Rooms
- Ensuite and Family Bathroom
- No Chain
- Three Good Sized Bedrooms
- Kitchen/Breakfast Room
- Garden and Parking
- EPC D

### £295,000

Rachel J Homes is thrilled to market this Well Presented Victorian Terrace House ideally situated in the popular Southward area close to Schools, Shops, Amenities, Bus and Rail Routes and the Sea Front. If you are looking for a spacious home then make sure this home is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Three Good Sized Bedrooms, Ensuite to Master and Family Bathroom, Rear Garden and Parking for Two Cars . 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 front door, consumer unit, internal door to

### Entrance Hall

Radiator, laminate floor, understairs cupboard, stairs to first floor, doors off



### Lounge 14' 6" by 12' 2" (4m 43cm by 3m 72cm)

UPVC double glazed bay window to front, radiator, TV point, feature brick fireplace with inset log burner and tiled hearth, picture rail, coved ceiling, laminate flooring.



### Dining Room 12' by 10' 3" (3m 66cm by 3m 12cm)

UPVC double glazed door to rear, feature brick fireplace and tiled hearth, laminate floor, TV point, picture rail.



### Kitchen/Breakfast Room 15' 9" by 10' 10" (4m 79cm by 3m 29cm)

UPVC double glazed window to side, UPVC French Doors to rear, range of wall and floor units with work surfaces over, single drainer stainless steel sink unit, built in gas hob, electric oven, extractor hood, plumbing for automatic washing machine, space for tumble dryer, large fridge freezer, feature brick chimney, part tiled walls, space for table and chairs.



### Stairs to First Floor

Split landing, radiator, access to loft space, doors off

### Bedroom One 13' 3" by 11' 5" (4m 3cm by 3m 48cm)

UPVC double glazed bay window to front, radiator, TV point, door to

### Ensuite

UPVC double glazed window to front, white suite comprises of double shower cubicle with double shower head, wash hand basin set in vanity unit, heated towel rail, low level WC, part tiled walls, laminate flooring, extractor fan.

### Bedroom Two 10' by 10' 8" (3m 6cm by 3m 25cm)

UPVC double glazed window to rear, radiator, TV point.

**Bedroom Three** 10' 10" by 7' 10" (3m 30cm by 2m 38cm)

UPVC double glazed window to rear, radiator

**Bathroom** 7' 5" by 5' 4" (2m 26cm by 1m 63cm)

UPVC double glazed window to side, white suite comprises of panel bath with double shower head over, wash hand basin with cupboards underneath, low level WC, heated towel rail, extractor fan, laminate floor.

### **Rear Garden**

Enclosed by part fencing and walling, two raised patio areas, lawned area, shed, outside tap, rear access.

### **Material Information**

Freehold Tenure

Council Tax Band C £1946.55

Mains Electric, Gas, Water and Sewerage

Broadband - FFTP – Fibreoptic cable to the property

No 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.

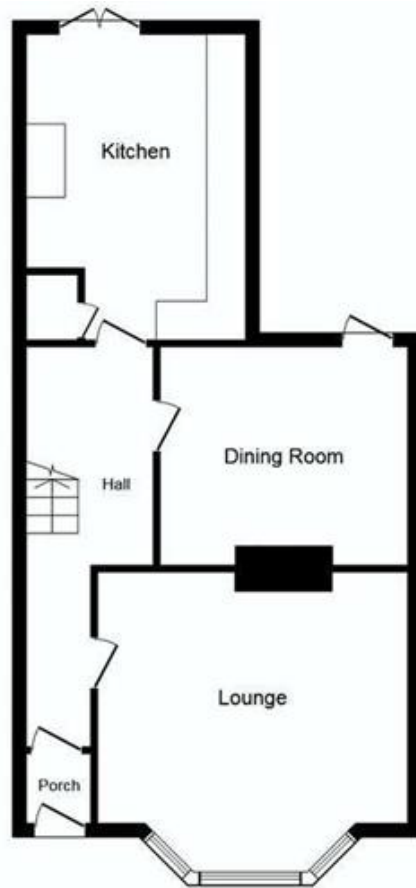
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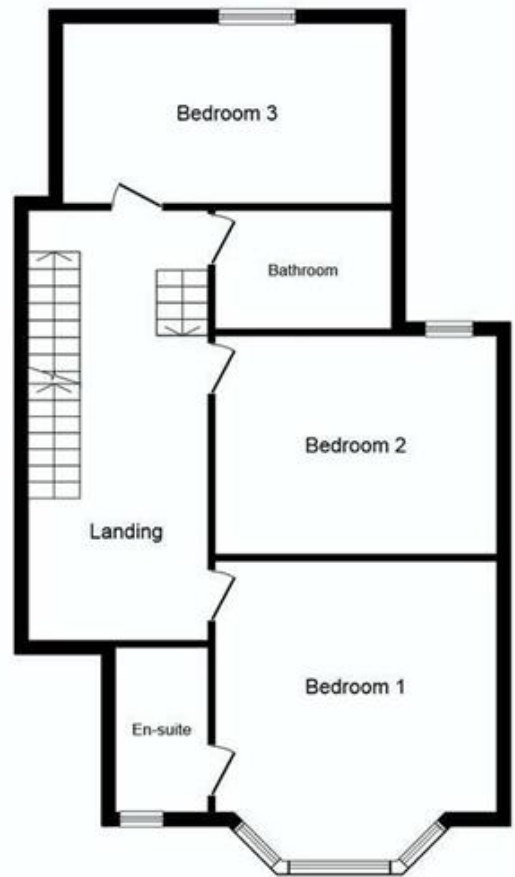




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.