



Rachel Homes

Estate Agents

01934 621299
rachelhomes.co.uk

ST BRIDGES CLOSE, SAND BAY, WESTON SUPER MARE, BS22 9UN



- Beautifully Presented Detached Bungalow
- Lounge & Conservatory
- Lovely Gardens
- Bathroom and Shower Room
- Three Double Bedrooms
- Kitchen/Diner
- Garage and Driveway for Several Cars
- EPC D

£385,000

Rachel J Homes is delighted to market this Beautifully Presented Detached Bungalow ideally situated in Sand Bay, close to Sand Bay Sea Front, Weston super Mare and Kewstoke/Worle. If you are looking for a property that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Three Double Bedrooms, Bathroom and Shower Room, Good Sized Front and Rear Gardens, Garage and Driveway for several vehicles. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Entrance Hall

UPVC double glazed front door, coved ceiling, doors off

Lounge

19' 5" by 10' 8" (5m 92cm by 3m 25cm)
Double aspect, UPVC double glazed windows to front and side, radiator, TV point, phone point, door to



Inner Hallway

Radiator, access to loft, airing cupboard housing boiler, doors off

Kitchen/Diner 15' 9" by 10' 4" (4m 80cm by 3m 15cm) at widest
UPVC double glazed window to side, range of wall and floor units with work surface over, stainless steel round sink bowl and drainer, built in gas hob, double electric oven with extractor hood over, space for American style Fridge/Freezer, space for dishwasher, part tiled walls, area for table and chairs, UPVC double glazed doors to



Conservatory 13' 10" by 10' 5" (4m 22cm by 3m 18cm)
Part UPVC and part brick built, self cleaning tinted glass roof, cupboards with space and plumbing for automatic washing machine, space for tumble dryer, tiled floor, French doors to garden



Bedroom One 12' 2" by 8' 11" (3m 71cm by 2m 72cm)
UPVC double glazed window to front, built in wardrobes, radiator, TV point, coved ceiling

Bedroom Two 11' 2" by 8' 9" (3m 40cm by 2m 67cm)
UPVC double glazed window to side, radiator,

Bedroom Three 10' 4" by 8' 9" (3m 15cm by 2m 67cm)
UPVC double glazed window to rear, radiator.

Bathroom 6' 5" by 5' 5" (1m 96cm by 1m 65cm)
UPVC double glazed window to rear, white suite comprises of panel bath with shower attachment over, wash hand basin set into vanity unit, low level WC, heated towel rail, part tiled walls, coved ceiling.



Shower Room

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

Front Garden

Enclosed by walling, laid to lawn with mature shrubs and bushes, gravel area providing further parking if required

Rear Garden

Enclosed by fencing, mainly laid to lawn, patio area, shed, outside tap, side access gate, personal door to garage.

Garage and Driveway

Measuring 7 metres in length, up and over door, power and light.

Material Information

Freehold Tenure

Council Tax Band D £2189.86

Mains Electric, Gas, Water and Sewerage

Broadband

Mobile signal

Flooding

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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

