



**13 Irons Way, West Wick, Weston super Mare, BS24 7FG**

**£210,000**

- Well Presented Freehold Coach House
- Open Plan Lounge/Diner/Kitchen
- Garage
- Double Glazed and GCH
- Two Bedrooms
- Bathroom and Ensuite to Master
- Two Parking Spaces
- EPC C

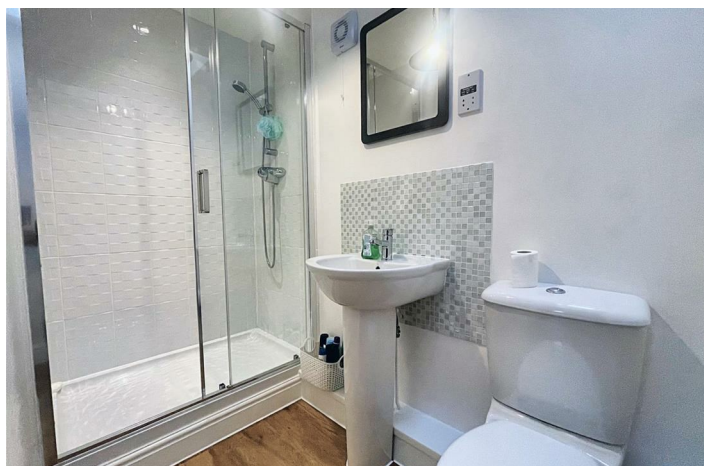


# 13 Irons Way, Weston super Mare BS24 7FG

Rachel J Homes is delighted to market this Freehold Coach House ideally situated on the popular development of West Wick which is a great location for ease of access to M5 and Rail and Bus Routes. If you are a first time buyer or an investor this would be a great choice. The accommodation briefly comprises of Private Entrance, Open Plan Lounge/Diner/Kitchen, Two Bedrooms, Master with Ensuite, Bathroom, Garage and Parking for Two Cars. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours - BE QUICK!!



Council Tax Band: B



### **Entrance Hall**

Upvc double glazed entrance door, tiled floor, radiator, door to garage, stairs to;

### **Open Plan Living 5.40 x 5.00 (17'8" x 16'4" )**

UPVC double glazed window to front, two skylight windows, double storage cupboard, T.V. point, two radiators, archway to Inner Hallway.

#### **Kitchen Area**

UPVC double glazed window to front, range of wall and floor units with work surface over, wall mounted combi boiler, built in gas hob with electric oven under and extractor hood over, plumbing for washing machine, space for fridge/freezer, T.V. Point.

### **Inner Hall**

Doors off:

### **Bedroom One 3.68 by 3.07 (12'0" by 10'0" )**

UPVC double glazed window to front, T.V. point, radiator.

### **Ensuite**

Skylight window, white suite comprising double tiled shower cubicle with shower, low level W\C, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator.

### **Bedroom Two 2.90 by 2.39 (9'6" by 7'10" )**

UPVC double glazed window to front, access to loft, T.V. point, radiator.

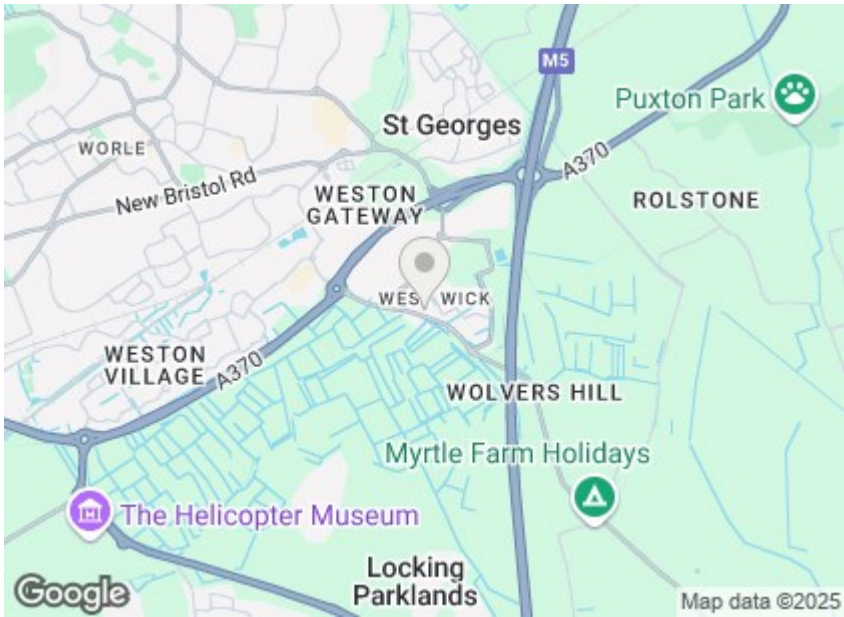
### **Bathroom**

Skylight window, white suite consists of panelled bath, low level W\C, pedestal wash hand basin with tiled splash back, part tiled walls, shaver point, radiator.

### **Garage**

Up & over door, power & light, parking to front of property.





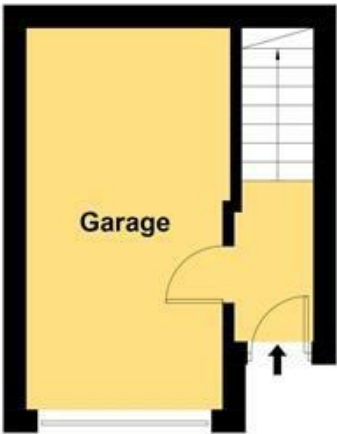
## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. Gross Area 830 Sq.Ft - 77.2 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID312322

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.com