



4 Copperfield Drive, Worle, Weston super Mare, BS22 6PA

£260,000

- Semi Detached House
- Lounge
- Wet Room
- Double Glazed and GCH
- Three Bedrooms
- Kitchen/Diner
- Low Maintenance Rear Garden
- EPC C

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Rachel J Homes is delighted to market this well presented Semi Detached House ideally situated in a popular Cul de Sac in North Worle and close to Schools, Shops, Amenities and Transport Links. If you are looking for a family home with a good sized garden then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Lounge, Kitchen/Diner, Three Bedrooms, Wet Room, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home included double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours!!



Council Tax Band: C



Entrance Porch

UPVC double glazed door, consumer unit, wooden door into;

Lounge

4.25 x 3.02 (13'11" x 9'10")

UPVC double glazed window to front, laminate flooring, radiator, tv point, telephone point, stairs to first floor, door to;

Kitchen/Diner

6.97 x 4.97 (22'10" x 16'3")

UPVC double glazed window and door to rear, UPVC double glazed door to side, range of wall and base units with work surface over and tiled splash back, space for tumble dryer, slim line dishwasher, electric cooker, washing machine & fridge freezer, stainless steel sink and drainer, wall mounted boiler, radiator.

Stairs and Landing

UPVC double glazed window to side, loft hatch, radiator, storage cupboard housing water tank, doors off;

Bedroom 1

3.36 x 2.68 (11'0" x 8'9")

UPVC double glazed window to front, radiator.

Bedroom 2

3.06 to wardrobe x 2.59 (10'0" to wardrobe x 8'5")

UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

2.33 x 1.91 (7'7" x 6'3")

UPVC double glazed window to front, radiator.

Wet Room

1.62 x 1.44 (5'3" x 4'8")

UPVC double glazed window to rear, low level W/C, wash hand basin, electric shower, part tiled walls, extractor.

Front Garden

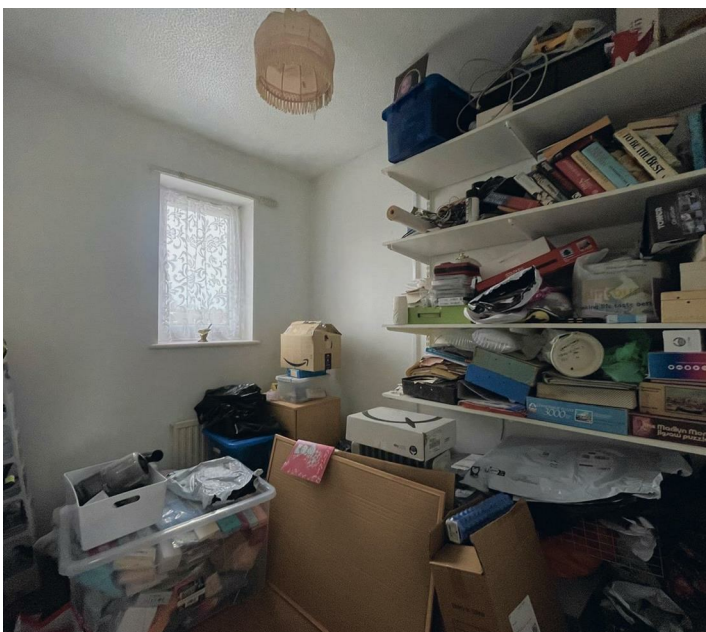
Enclosed by fencing, laid to lawn with flower/shrub border.

Rear Garden

Enclosed by fencing, laid to patio area with decorative gravel, outside tap, personal door to garage, gate giving access to side.

Garage and Driveway

Up and over door, light and power.







Viewings

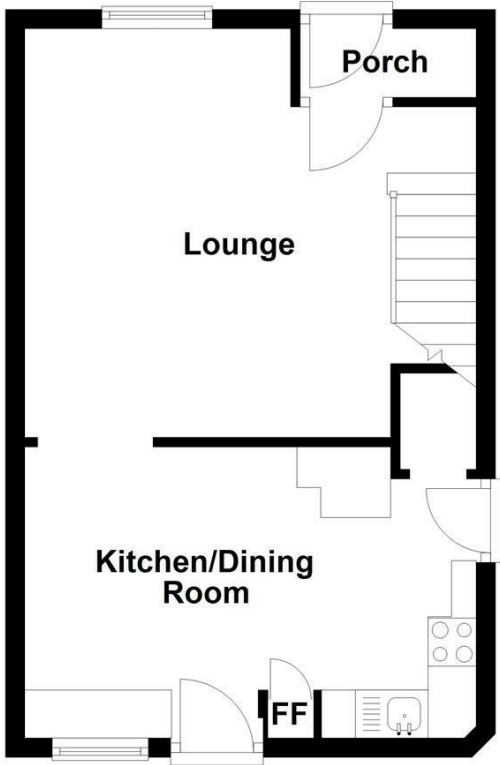
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

