



15 Furland Road, Weston-Super-Mare, BS22 8DL

£385,000

- Beautifully Presented Extended Victorian House
- Lounge, Dining Room & Conservatory
- South Facing Garden and Games/Hobby Room
- Character and Charm
- Four/Five Bedrooms
- Kitchen and Utility Room
- Garage and Parking
- EPC D

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Rachel J Homes is thrilled to market this Extended Victorian Semi Detached House, situated on Milton Hillside giving access to Shops, Schools, Amenities and Transport Links. If you are looking for a versatile, characterful and quirky home for your growing family then make sure this is on your list to view. The accommodation is spacious with lots of features and briefly comprises of Entrance Hall, Lounge with open fire, Dining Room, with a log burner, Kitchen, Utility Room, Downstairs WC, Conservatory, Four Bedrooms plus an office which could be Bedroom Five., Bathroom, Loft Room area, South West Facing Rear Garden, Games/Hobby Room, Garage and Parking Space. Added benefits include Double Glazing and Gas Central Heating. An internal viewing is highly recommended to fully appreciate what is on offer with this super home. Accompanied viewings - CALL NOW!!



Council Tax Band: C



Entrance Hall

Wooden front door with stain glass panels, cupboard housing fuse board, coved ceiling, two ceiling roses, decorative arch, stain glass window to rear, two radiators, phone point, wooden flooring, stairs to first floor, door to dining room, door to lounge

Lounge

3.61 x 3.56 (11'10" x 11'8")

UPVC double glazed bay window to front, feature fireplace with open fire, TV point, radiator, ceiling rose, coved ceiling, double bi fold doors to

Dining Room

4.47 x 3.58 (14'7" x 11'8")

UPVC double glazed window to rear, feature fireplace with log burner, coved ceiling, ceiling rose, storage cupboard, dado rail, wooden flooring, door to

Kitchen

5.38 x 2.90 (17'7" x 9'6")

UPVC double glazed window to rear, UPVC double glazed door to side, range of wall and floor units with work surfaces over, inset porcelain one and half bowl sink with mixer tap, space for range cooker, integrated dishwasher, tiled floor, stairs to first floor giving access to office/bedroom five, door to

Utility Room

5.00 x 2.26 (16'4" x 7'4")

UPVC door to conservatory, radiator, range of wall and floor units with work surface over, plumbing for automatic washing machine, space for large fridge freezer, tiled floor, door to garage

Downstairs WC

UPVC double glazed window to rear, low level WC, wash hand basin, part tiled walls, tiled floor, radiator, coved ceiling.

Conservatory

4.62 x 2.87 (15'1" x 9'4")

Part UPVC and part brick construction, French doors to rear, exposed feature walling, stone flooring,

Stairs to First Floor

Doors off to all rooms, stairs to loft room.

Bedroom One

3.71 x 2.79 (12'2" x 9'1")

UPVC double glazed window to front, radiator, coved ceiling, ceiling rose, TV point, feature fireplace, storage cupboard

Bedroom Two

3.66 x 2.29 (12'0" x 7'6")

UPVC double glazed window to front, radiator, built in double wardrobe, coved ceiling, picture rail.

Bedroom Three

3.71 x 2.64 (12'2" x 8'7")

UPVC double glazed window to side, radiator, feature fireplace, coved ceiling, picture rail, double glazed doors to office/bedroom five

Bedroom Four

3.71 x 2.26 (12'2" x 7'4")

UPVC double glazed window to rear, radiator, built in double wardrobe

Office/ Bedroom Five

5.28 x 2.74 (17'3" x 8'11")

UPVC double glazed windows, two to side and one to rear, radiator, built in shelving, coved ceiling, ceiling rose, exposed stone wall, stairs down to kitchen.

Bathroom

2.69 x 2.03 (8'9" x 6'7")

UPVC double glazed window to rear, white suite comprises of free standing bath with claw feet, low level WC, wash hand basin, corner shower cubicle with double shower head, radiator, inset spotlights

Loft Room

6.93 x 3.58 (22'8" x 11'8")

Steps up to the loft room, velux window, TV point, two electric heaters, eaves storage and inset spotlights

Rear Garden

Facing South West, enclosed by fencing mainly laid to lawn with flower, shrub and tree borders, pond, area laid to patio, storage area, side access gate, door to

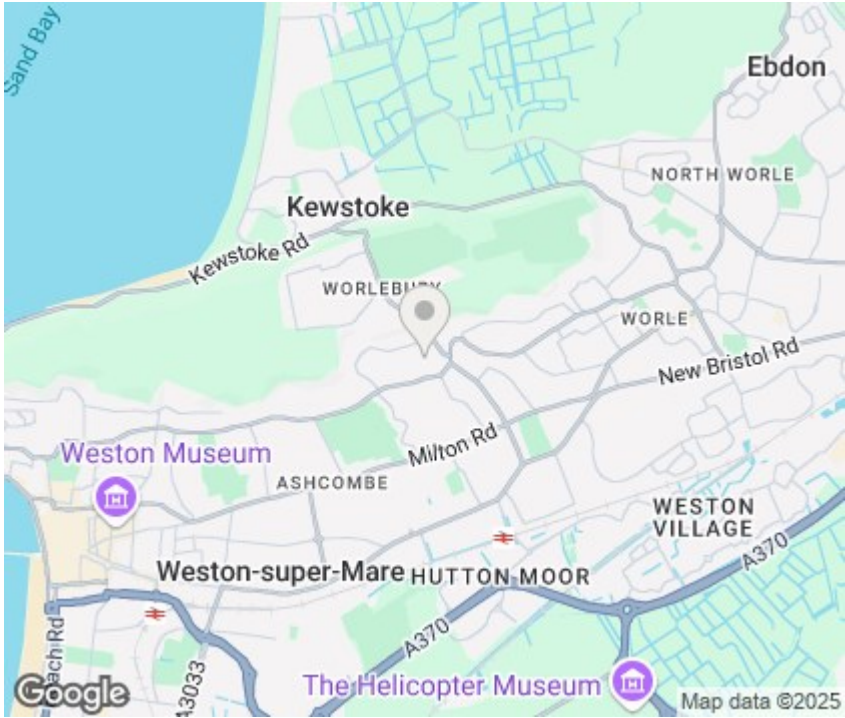
Games/Hobby Room

4.50 x 3.56 (14'9" x 11'8")

UPVC double glazed window to side, TV point, two wall mounted heaters, access to loft storage, tiled flooring







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

