



**27 Litton, Dunster Crescent, Weston super Mare, BS24 9DT**

**£230,000**

- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- EPC C
- Lounge
- Gas Central Heating and Double Glazing
- Close To Hospital

# 27 Litton, Weston super Mare BS24 9DT

Rachel J Homes is delighted to market this Well Presented Mid Terrace House which is ideally situated on the Southside of town close to amenities, shops and schools and the hospital. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Good Sized Bedrooms, Bathroom, Front and Rear Gardens. Added benefits include both double glazing and gas central heating. If you are looking for somewhere that you can "just move in" make sure you this is on your list to view. Accompanied viewings - CALL NOW but BE QUICK!!!



3



1



1



C

Council Tax Band: B



### Entrance

Upvc Double glazed entrance door, laminate flooring, cupboard housing consumer unit & meters, stairs to first floor, door to;

### Lounge

4.32 by 3.86 (14'2" by 12'7" )

Upvc Double glazed window to front, coved ceiling, T.V point, telephone point, radiator, laminate flooring, door to;

### Kitchen/Diner

5.49 by 3.86 (18'0" by 12'7" )

Upvc Double glazed window and door to rear, range of wall and base units with work surface over and tiled splash back, cupboard housing Combi Boiler, gas hob with electric oven under, space for American fridge & freezer, washing machine and dishwasher, radiator, tiled floor.

### Landing

Loft Access, double storage cupboard, doors off.

### Bedroom One

4.22 by 2.95 (13'10" by 9'8" )

Upvc Double glazed window to front, coved ceiling, radiator.

### Bedroom Two

3.35 by 2.87 (10'11" by 9'4" )

Upvc Double glazed window to rear, coved ceiling, radiator.

### Bedroom Three

2.90 by 2.44 (9'6" by 8'0")

Upvc Double glazed window to front, coved ceiling, radiator.

### Bathroom

2.44 by 1.68 (8'0" by 5'6" )

Two Upvc Double glazed windows to rear, part tiled walls, low level WC, wash hand basin set into vanity unit, panelled bath, shower cubicle, radiator.

### Front Garden

Enclosed by fence and laid to lawn.

### Rear Garden

Enclosed by fence and wall, rear access gate, laid to lawn with patio area.

### Material Information

Freehold Tenure

Council Tax Band B £1703.23 2024 / 2025

Mains Gas, Electric, Water and Sewerage

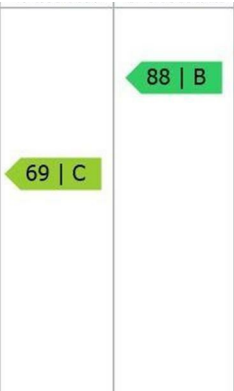
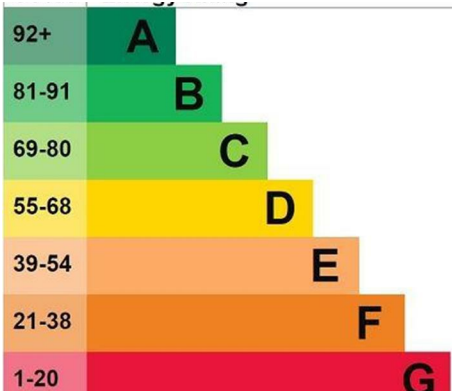
Broadband TBC

### 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.







### 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

