



41 Sandford Road, Weston-Super-Mare, BS23 3EX

£280,000

- Beautifully Presented Victorian Semi Detached House
- Three Bedrooms
- Lounge and Dining Room with Open Fireplaces
- Kitchen
- Double Glazed and GCH
- Lovely Rear Garden with Summerhouse
- Close to Town and Train Station
- EPC D

41 Sandford Road, Weston-Super-Mare BS23 3EX

Rachel J Homes is thrilled to market this Beautifully Presented Semi Detached House, ideally situated in walking distance of the Town Centre, Sea Front and Transport Links via Rail and Bus. If you are looking for a home that can offer character, charm and is spacious then make sure this is on your list to view. Enjoying lots of features the accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom with Separate WC, Front and Rear Gardens. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!



EPC
D

Freehold

Council Tax Band: B



Entrance Vestibule and Hallway

Composite door into Vestibule, wooden and stain glassed entranced door, Sash window to side, cupboard housing meters, radiator, tiled floors, stairs to first floor, cupboard housing boiler, doors off.

Lounge

4.39 x 3.72 (14'4" x 12'2")

UPVC double glazed bay window, radiator, feature wrought iron open fireplace with tile surround and wooden mantle, ornate coved ceiling, ceiling rose, TV and phone point.

Dining room

4.13 x 3.02 (13'6" x 9'10")

UPVC patio doors to rear, radiator, feature wrought iron open fireplace with tile surround and wooden mantle, built in cabinet, open doorway into kitchen.

Kitchen

2.78 x 2.18 (9'1" x 7'1")

UPVC window to side, range of wall and base units with worktop over, one and half bowl stainless steel sink drainer with mixer tap over, gas hob with extractor over, electric under counter oven, space for fridge freezer, laminate floor, part tiled walls.

Stairs to First Floor

Split level landing, access to loft.

Bedroom One

4.41 x 3.20 (14'5" x 10'5")

UPVC double glazed bay window to front, radiator, feature fireplace.

Bedroom Two

4.15 x 3.02 (13'7" x 9'10")

UPVC double glazed window to rear, feature fireplace, radiator.

Bedroom Three

2.41 x 2.10 (7'10" x 6'10")

UPVC double glazed window to front, radiator.

Bathroom

2,78 x 2.23 (6'6",255'10" x 7'3")

UPVC double glazed long length window, panel bath, wash hand basin set into vanity unit, low level wc, shower cubicle, double headed shower, feature radiator, extractor fan, part tiled walls, tiled floors.

Separate WC

1.81 x 0.88 (5'11" x 2'10")

UPVC double glazed window, low level wc, space

saving sink above, heated towel rail, tiled floor, part tiled walls.

Front Garden

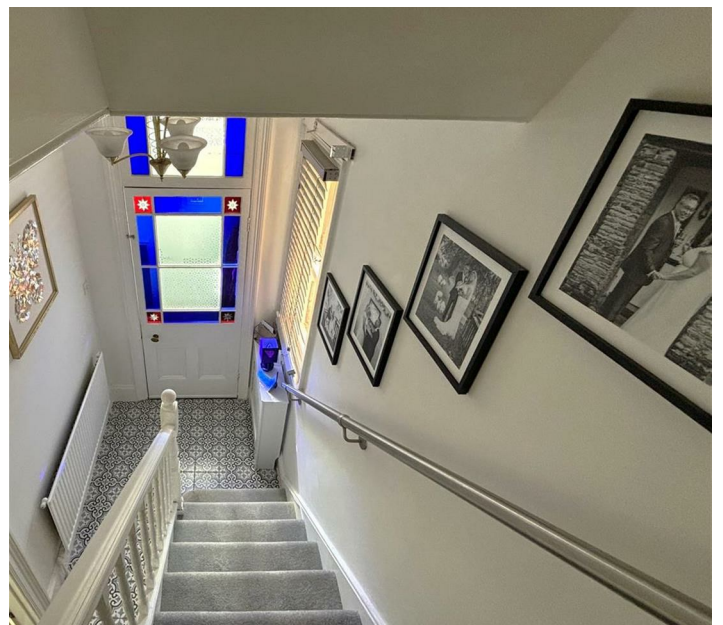
Enclosed stone wall, tiled path, ornamental chippings.

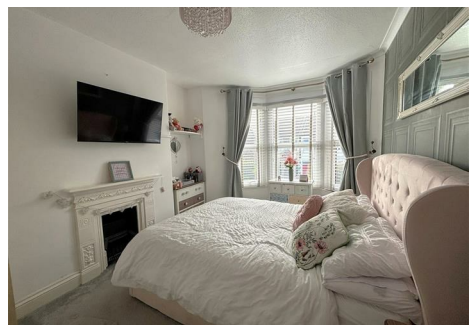
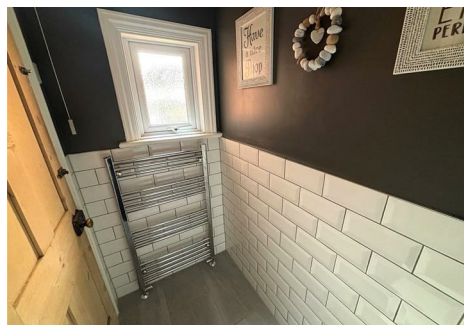
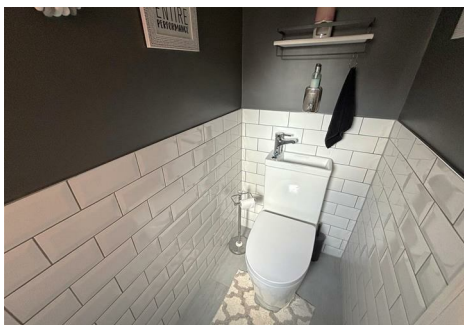
Rear Garden

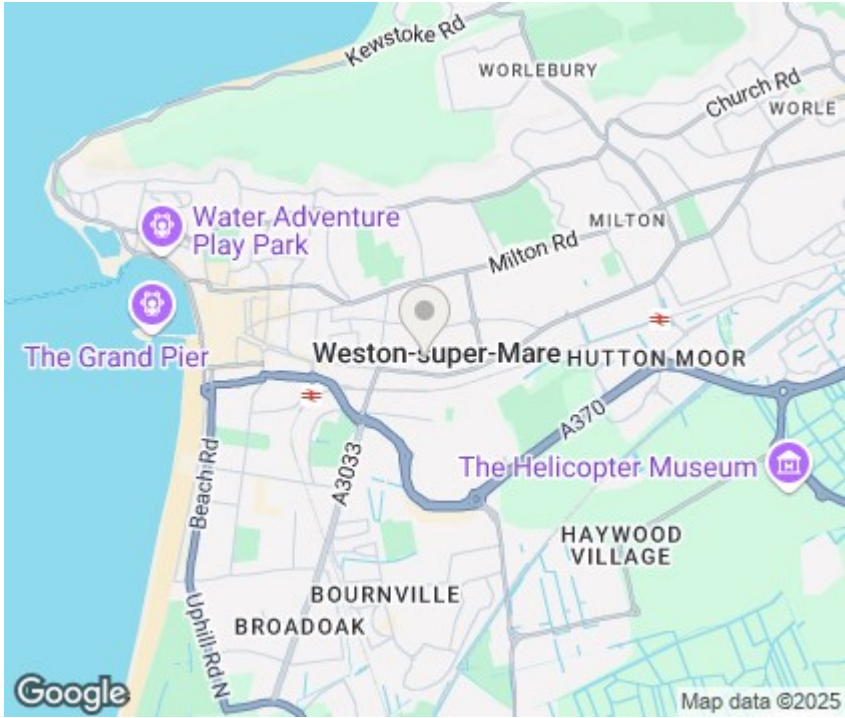
Enclosed by wall and fence, decked area and patio area, artificial grass, outbuilding with plumbing for washing machine, summer house to rear with electric, external plugs, side access gate to shared path.

Additional Information

Please note that this property is a Flying Freehold due to the part of the house over the shared pathway.







Viewings

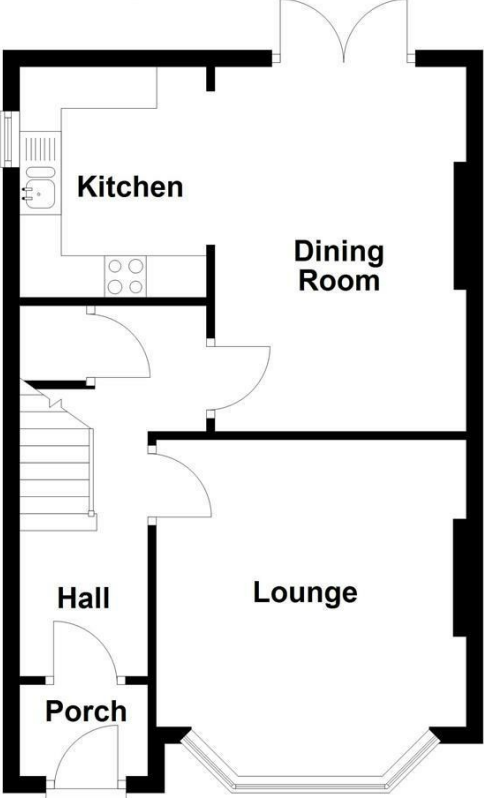
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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

