



**20 St Pauls Road, Southward, Weston super Mare, BS23 4AE**

***Offers Over £450,000***

- Victorian Semi Detached House
- Two Reception Rooms plus Kitchen/Diner
- South Facing Landscaped Rear Garden
- EPC D
- Four Bedrooms
- Utility & DS Shower Room, Upstairs Bathroom
- Garage



# 20 St Pauls Road, Weston super Mare BS23 4AE

Rachel J Homes is delighted to market this Victorian Semi Detached House which is full of charm and character with some lovely features. and the current vendor has improved and updated the property to include a new kitchen, utility/downstairs shower room, new bathroom, landscaped rear garden and new UPVC double glazed windows and doors. This home is ideally situated in the Southward area of Weston super Mare giving easy access to the Town Centre, Sea Front, Schools, Shops and Amenities. If you are looking for somewhere that can offer plenty of space inside and out then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Sitting Room, Kitchen/Dining Room, Utility/Shower Room, Four Bedrooms, Family Bathroom, Front and South Facing Landscaped Rear Gardens and Garage. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!



4



2



2



**EPC**  
**D**

**Freehold**

**Council Tax Band: D**



### **Vestibule**

Composite door, tiled floor, UPVC double glazed door and side panels to

### **Entrance Hall**

Coved ceiling, hive heating controls, radiator, understairs storage cupboard, doors off, stairs to first floor, laminate floor.

### **Lounge**

**4.85 by 4.29 (15'10" by 14'0" )**

UPVC Double glazed bay window to front, coved ceiling, ceiling rose, radiator, T.V. point.

### **Dining Room**

**3.89 by 3.89 (12'9" by 12'9" )**

UPVC Double glazed window to rear, cupboard housing boiler, radiator.

### **Kitchen/Diner**

**6.55 by 3.05 (21'5" by 10'0" )**

Two UPVC Double glazed windows and French doors to side, range of wall and floor units with organic Quartz worksurface over, inset one and half bowl sink unit with integrated drainer, Siemens appliances including induction hob, two eye level ovens, integrated dishwasher, integrated Fridge and Freezer, space for table and chairs, part tiled walls, tiled floors, door to

### **Utility/Downstairs Shower Room**

UPVC double glazed window to side and rear, range of wall and floor units with organic Quartz worksurface over, space for washing machine and tumble dryer, shower cubicle, low level WC set into unit, part tiled walls and tiled floors,

### **Stairs to First Floor Landing**

Split level landing, loft access, doors off.

### **Bedroom One**

**4.72 by 3.63 (15'5" by 11'10" )**

UPVC Double glazed bay window to front, coved ceiling, picture rail, radiator.

### **Bedroom Two**

**3.86 by 3.78 (12'7" by 12'4" )**

UPVC Double glazed window to rear, coved ceiling, ceiling rose, wash hand basin set into vanity unit, radiator.

### **Bedroom Three**

**4.04 by 3.05 (13'3" by 10'0" )**

UPVC Double glazed window to rear, coved ceiling, picture rail, feature fire place.

### **Bedroom Four**

**2.11 by 2.06 (6'11" by 6'9" )**

UPVC Double glazed window to front, picture rail, radiator.

### **Bathroom**

Upvc Double glazed window to side, panel bath with shower over, low level WC and sink unit set into vanity unit, heated towel rail, tiled walls and floor.

### **Rear Garden**

Facing South, enclosed by part walling and fencing, side access gate, landscaped with lawn area, patio area, covered bar area, plus a further covered area, perfect for a hot tub, or table and chairs.

### **Garage**

Personal door from garden, up and over door.

### **Front Garden**

Enclosed by wall, laid to lawn with mature shrubs and original tiled pathway.

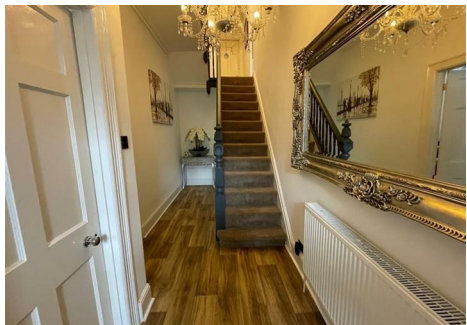
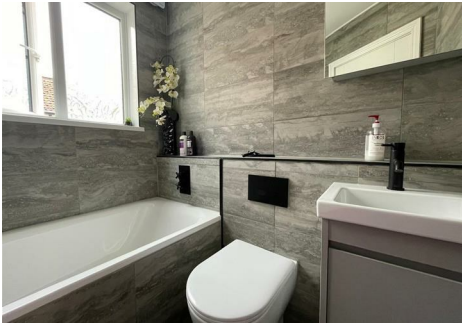
### **Additional Information**

Council Tax Band D - Approx. £1978.48

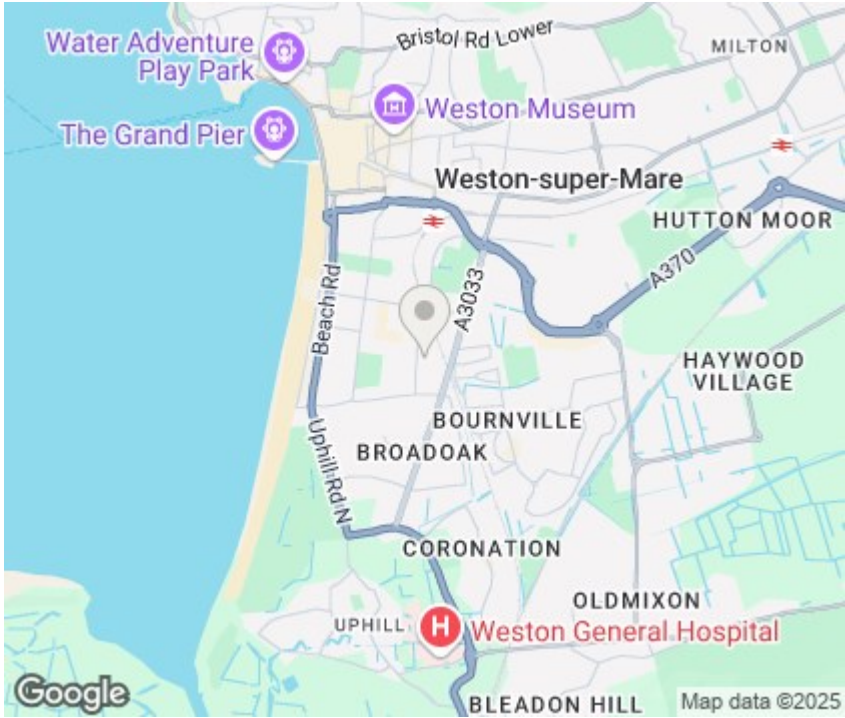












## Viewings

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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

