



8 Rossendale Close, Weston-Super-Mare, BS22 9HA

£340,000

- Well Presented Detached House
- Two Reception Rooms plus Conservatory
- Family Bathroom, En-Suite and DS W/C
- Double Glazed & GCH
- Four Bedrooms
- Re-Fitted Kitchen
- Garage and Driveway
- No Chain

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Rachel J Home is delighted to market this Well Presented Detached House, ideally situated in a popular cul de sac in North Worle giving easy access to shops, amenities, schools and transport links via Rail, Bus and M5 corridor. If you are looking for a family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Dining Room, Kitchen, Conservatory, Four Bedrooms, Ensuite to Master, Family Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



4



2



2



EPC
B

Freehold

Council Tax Band: D



Entrance Hall

UPVC Wood grain effect double glazed entrance door into hallway, radiator, laminate flooring, telephone point, doors off, stairs to first floor.

Downstairs WC

UPVC Wood grain effect double glazed window to front, low level W/C, wash hand basin, radiator, plumbing for washing machine and tumble dryer, tiled floor.

Lounge

5.31 by 3.53 (17'5" by 11'6")

UPVC Wood grain effect double glazed window to front, TV point, living flame gas fire set into cast iron and wood surround with marble hearth, radiator, glass and wood doors into dining room.

Dining Room

3.63 by 3.02 (11'10" by 9'10")

UPVC Wood grain effect French doors into conservatory, radiator, laminate flooring, door way into;

Kitchen

3.58 by 2.57 (11'8" by 8'5")

UPVC Wood grain effect double glazed window to rear, range of wall and base units with work surface over and tiled splash back, space for range cooker with extractor hood over, integrated dishwasher and fridge freezer, one and half bowl sink and drainer with mixer tap over, radiator, under stairs storage cupboard, door into garden.

Conservatory

3.84 by 2.49 (12'7" by 8'2")

Brick and UPVC Wood grain effect double glazed build, polycarbonate roof, ceiling fan, laminate flooring, radiator.

Stairs and Landing

UPVC Wood grain effect double glazed window to side, loft hatch, storage cupboard housing boiler, doors off.

Master Bedroom

3.81 by 3.56 (12'5" by 11'8")

UPVC Wood grain effect double glazed window to rear, radiator, built in double wardrobe, T.V. point, door to;

En-Suite

UPVC Wood grain effect double glazed window to

side, part tiled walls, low level W/C, pedestal wash hand basin, shower cubicle with hot water rain forest shower, heated towel rail.

Bedroom 2

3.56 by 2.49 (11'8" by 8'2")

UPVC wood grain effect double glazed window to front, radiator, built in double wardrobe.

Bedroom 3

2.62 by 2.11 (8'7" by 6'11")

UPVC Wood grain effect double glazed window to rear, storage cupboard, radiator.

Bedroom 4

2.11 by 2.01 (6'11" by 6'7")

UPVC Wood grain effect double glazed window to front, radiator.

Bathroom

1.91 by 1.68 (6'3" by 5'6")

UPVC Wood grain effect double glazed window to side, fully tiled walls and floor, pedestal wash hand basin, low level W/C, panel bath with hot water mixer shower over, heated towel rail.

Rear Garden

Enclosed by fence, laid to decorative gravel with mature shrubs, side gate giving access to parking, outside tap, personal door into garage.

Garage

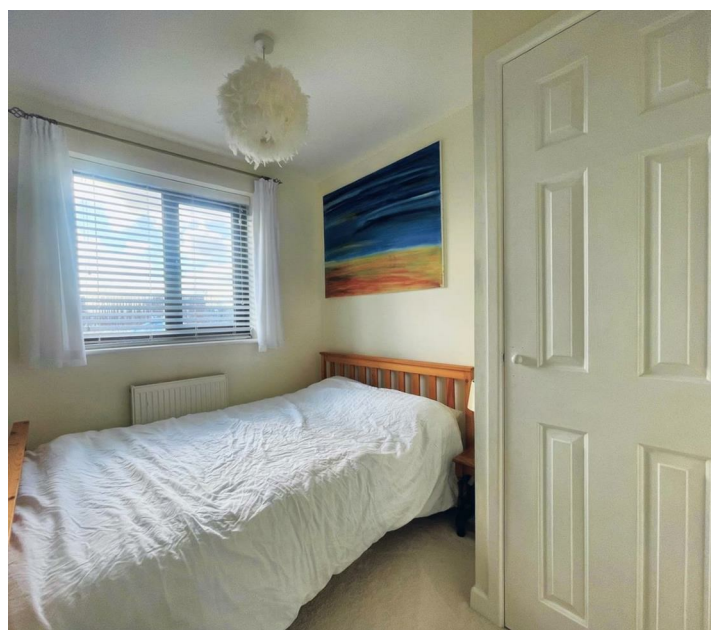
Up and over door, light and power.

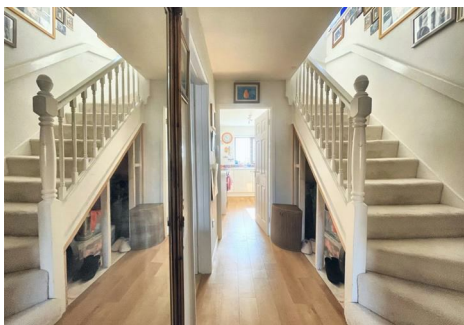
Front

Laid to decorative gravel, driveway to side with off street parking.

Additional Information

Solar Panels are leased - 25 years and 6 months dating from 21 February 2012.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(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	

