



8 Notgrove Close, Weston-Super-Mare, BS22 9QP

£410,000

- Link Detached Bungalow
- Lounge & Conservatory
- Shower Room
- Double Glazed & GCH
- Three Bedroom
- Kitchen/ Diner
- Lovely Rear Garden with Far Reaching Views
- EPC C

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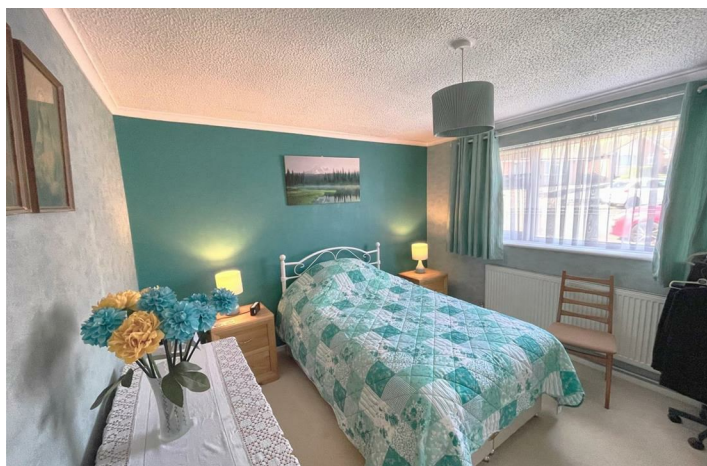
Rachel J Homes is delighted to market this Beautifully Presented Link Detached Bungalow enjoying an elevated position on Worle Hillside with fantastic views. If you are looking for a home that you can "just move into" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen/Diner, Three Bedrooms, Shower Room, Lovely Rear Garden with far reaching views, and Parking for Several Cars. Added benefits of this super home included double glazing, gas central heating. Accompanied viewings - CALL NOW to book yours!!



EPC
C

Freehold

Council Tax Band: D



Entrance Hallway

Upvc Double glazed door and side panels, radiator, personal door into garage, Upvc Double glazed door and side panels to rear porch, door to;

Inner Hallway

Loft hatch, radiator, storage cupboard housing boiler & water tank, doors off.

Lounge

3.63 x 3.47 (11'10" x 11'4")

Upvc Double glazed bi-fold doors to conservatory, electric feature fire set into surround, T.V point, radiator.

Conservatory - with Solid Roof

Upvc Double glazed and brick construction, solid tiled roof, ceiling fan, French doors to rear garden.

Kitchen/Diner

4.84 x 3.14 (15'10" x 10'3")

Upvc Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, one and half bowl sink and drainer with mixer tap over, integrated dish washer, washing machine and fridge freezer, gas hob with extractor over, eye level electric level, vertical radiator, Upvc Double glazed door and window to;

Dry Utility

Upvc Double glazed doors to front and rear, light and power, meter boxes.

Bedroom 1

3.63 x 3.37 (11'10" x 11'0")

Upvc Double glazed window to front, radiator, built in wardrobes.

Bedroom 2 - currently opened up into Bedroom 3

2.99 x 2.42 (9'9" x 7'11")

Upvc Double glazed window to front, radiator.

Bedroom 3

2.44 x 2.10 (8'0" x 6'10")

Upvc Double glazed window to side, radiator

Shower Room

2.73 x 1.55 (8'11" x 5'1")

Upvc Double glazed window to side, double walk-in shower with hot water power shower, low level W/C, wash hand basin set into vanity unit, fully tiled walls, heated towel rail.

Rear Garden with Views

Enclosed by wall and fence with mature shrubs and trees, patio area with steps down to Astro-turf and further steps down to lower paved area, wooden gate to separate garden space with has previously been used to grow vegetables.

Garage

Up and over door, light and power, Upvc Double glazed window to rear.

Front

Laid to lawn with mature shrubs and trees, block paved driveway with parking for several vehicles.







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		
(81-91) B		
(69-80) C	71	85
(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	

