



31 Bransby Way, Weston-Super-Mare, BS24 7BL

£300,000

- Well Presented Link Detached House
- Lounge
- Double Glazed and GCH
- Garage and Driveway
- Three Bedrooms, Ensuite to Master
- Kitchen/Diner
- Front and Rear Gardens
- EPC C

31 Bransby Way, Weston-Super-Mare BS24 7BL

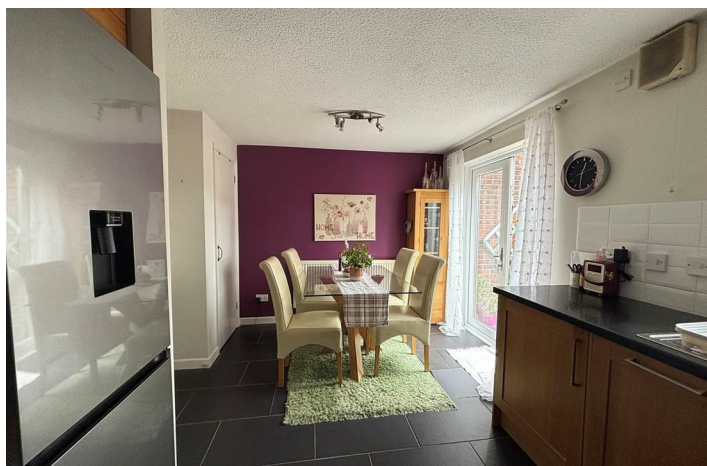
Rachel J Homes is delighted to market this Well Presented Link Detached House ideally situated in Weston Village giving easy access to Schools, Amenities, Shops and Transport Links via M5, Rail and Bus Routes. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Master to Ensuite, Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: D



Entrance Hallway

Composite part glazed door, stairs to first floor, radiator, laminate floor, doors off

Downstairs WC

UPVC double glazed window to front, low level WC, pedestal wash hand basin with tiled splashback, consumer unit, radiator

Lounge

4.26 x 3.67 (13'11" x 12'0")

UPVC double glazed window to front, radiator, TV point, phone point, internal double doors to

Kitchen/Diner

4.70m x 3.05m (15'5" x 10')

UPVC double glazed window and patio doors to rear, range of wall and floor units with work surfaces over, stainless steel one and half bowl sink unit with mixer taps, cupboard housing combi boiler, space for fridge/freezer, integral washing machine and dishwasher, electric hob with extractor hood over, electric under counter oven, part tiled walls and tiled floors, radiator.

Stairs to First Floor

Landing area, access to loft, airing cupboard, doors off

Bedroom One

3.72 x 2.96 (12'2" x 9'8")

UPVC double glazed window to front, radiator, storage cupboard

Ensuite

UPVC double glazed window to front, corner shower cubicle, low level WC, wash hand basin set into vanity unit, part tiled walls.

Bedroom Two

2.80 x 2.37 (9'2" x 7'9")

UPVC double glazed window to rear, radiator

Bedroom Three

2.73 x 1.85 (8'11" x 6'0")

UPVC double glazed window to rear, radiator

Bathroom

UPVC double glazed window to side, white suite comprises of panel bath, pedestal wash hand basin, low level WC, radiator, part tiled walls

Front Garden

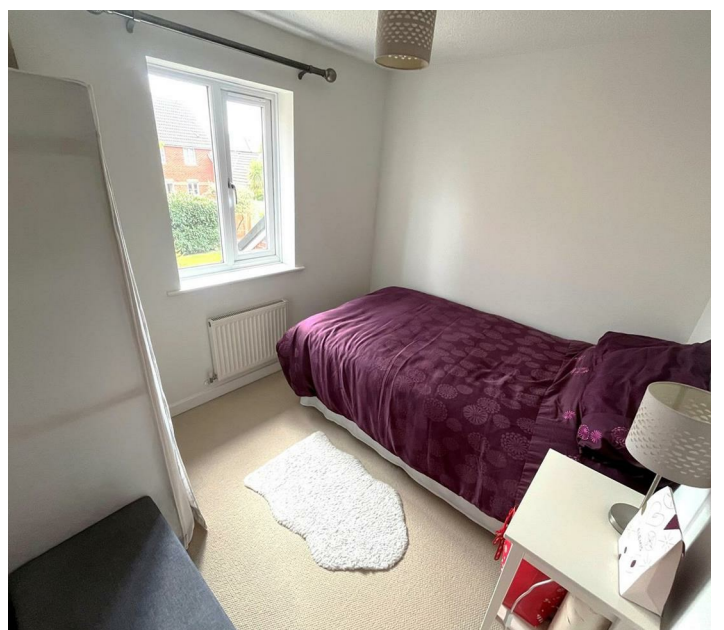
Enclosed by walling and laid to chippings

Rear Garden

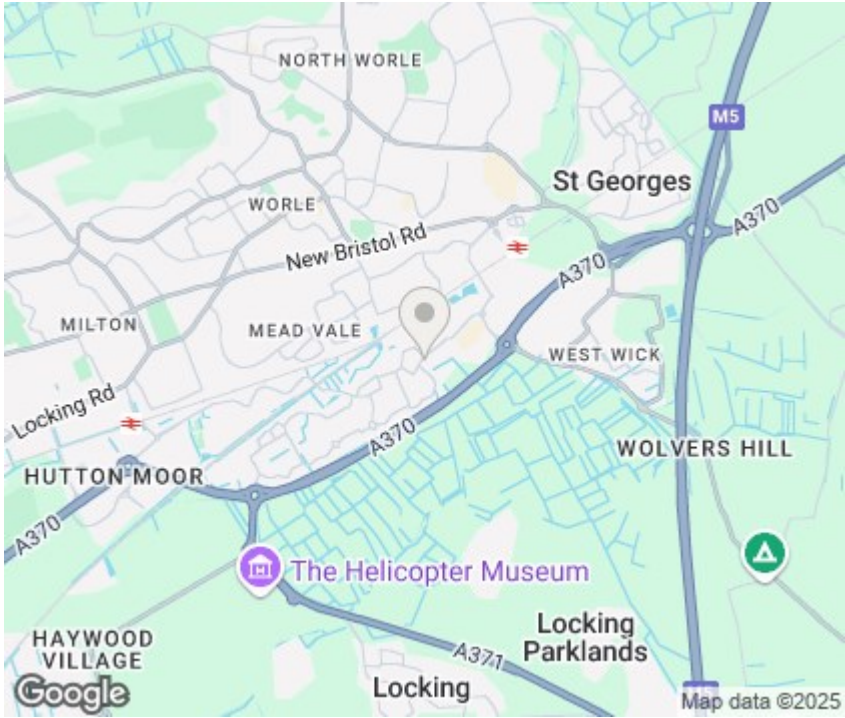
Enclosed by fencing, area laid to patio, area laid to ornamental chippings, personal door to garage

Garage and Driveway

Electric up and over door, power and light, block paved driveway with parking for one car.







Viewings

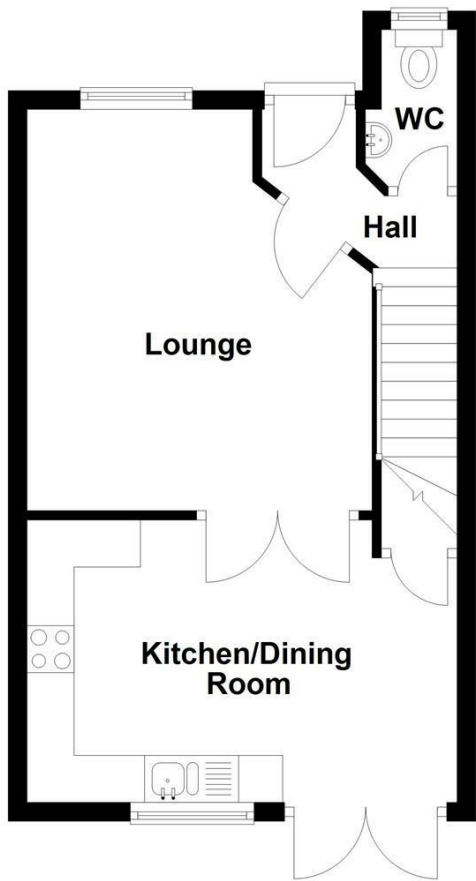
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	

Ground Floor



First Floor

