



30 Exford Close, Weston-Super-Mare, BS23 4RE

£225,000

- Well Presented Semi Detached House
- Two Reception Rooms
- Bathroom & Separate W/C
- No Chain
- Three Bedrooms
- Kitchen
- Double Glazed & GCH
- EPC C

30 Exford Close, Weston-Super-Mare BS23 4RE

Rachel J Homes is delighted to market this Semi Detached House located in a cul de sac and situated on the South side of Weston super Mare, close to the Hospital, Shops, Schools and Amenities. This would make an ideal first home and a viewing is highly recommended. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, Front and Rear Gardens. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: B



Entrance Hallway

Upvc Double glazed entrance door and side windows, alarm panel, radiator, meters, consumer unit, telephone point, doors off, stairs to first floor.

Lounge

3.79 x 3.00 (12'5" x 9'10")

Upvc double glazed window to front, T.V. point, open feature fireplace, radiator.

Dining Room

4.23 x 3.36 (13'10" x 11'0")

Upvc double glazed window to rear, radiator, electric fire set in feature surround.

Kitchen

3.24 x 2.41 (10'7" x 7'10")

Upvc double glazed window to rear, double glazed door to Outhouse, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for washing machine, gas cooker and under counter fridge, radiator.

Outhouse

Wooden doors to front & rear, light

Stairs and Landing

Storage cupboard housing boiler, loft hatch.

Bedroom 1

4.00 x 3.21 (13'1" x 10'6")

Upvc double glazed window to front, radiator.

Bedroom 2

3.30 x 3.20 (10'9" x 10'5")

Upvc double glazed window to rear, radiator.

Bedroom 3

3.07 x 2.54 (10'0" x 8'3")

Upvc double glazed window to front, radiator, over stair storage.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, panel bath with hot water shower over, radiator.

Separate W/C

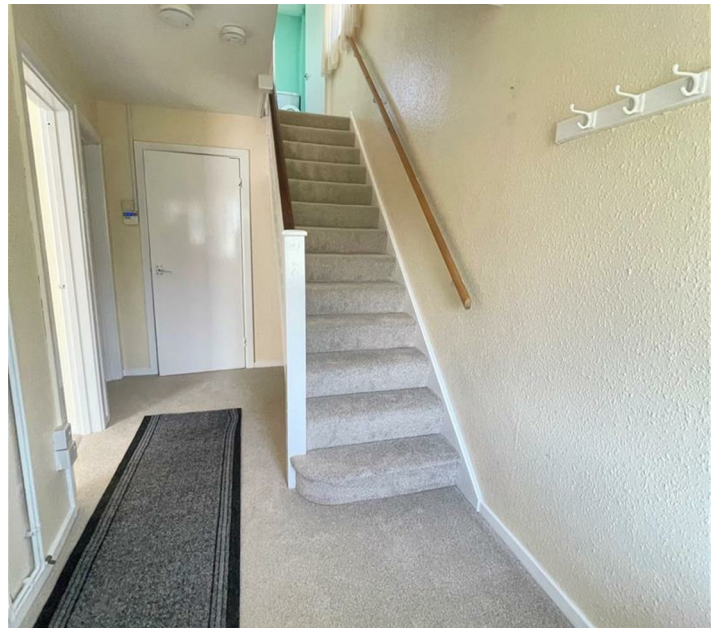
Upvc double glazed window to side, low level W/C.

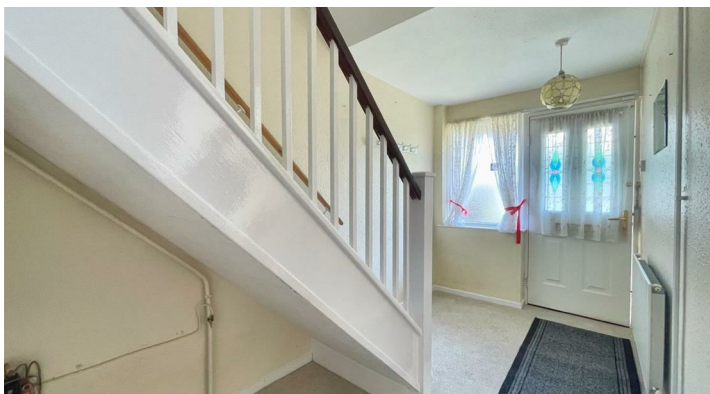
Rear Garden

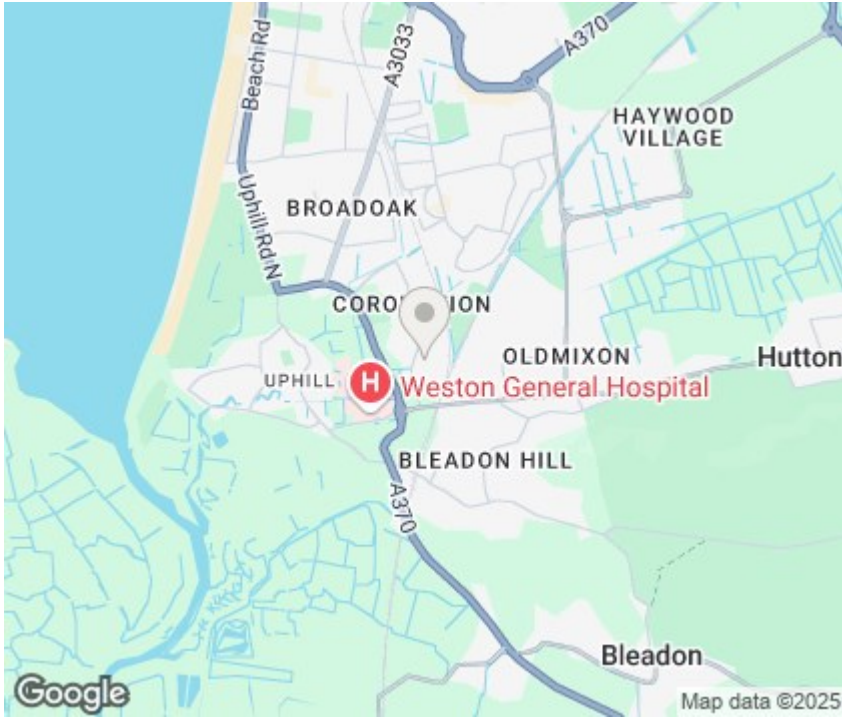
Enclosed by fence and wall, laid to lawn with mature shrubs.

Front

Laid to lawn with fencing and mature shrubs.







Viewings

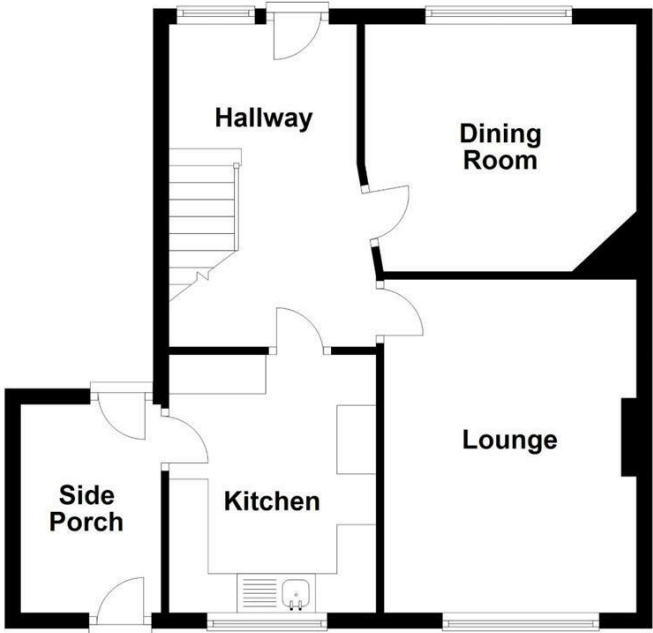
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

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

30, Exford Close, WsM



First Floor

