



87 Mendip Road, Weston super Mare, N Somerset, BS23 3HB

£294,000

- Beautifully Presented Terrace Home
- Lounge and Dining Room
- Low Maintenance Rear Garden
- EPC B
- Three Bedrooms
- Ensuite, Downstairs Cloakroom and Bathroom
- Garage

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Rachel J Homes is delighted to market this Deceptively Spacious and Well Presented Terrace Home ideally situated close to transport links, amenities, schools and shops. If you are looking for a modern home that you can "just move in" and start living then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms, Master with Ensuite, Bathroom, Rear Garden, and Garage. Added benefits of this property built in 2015 include double glazing and gas central heating Accompanied viewings - CALL NOW to book yours!



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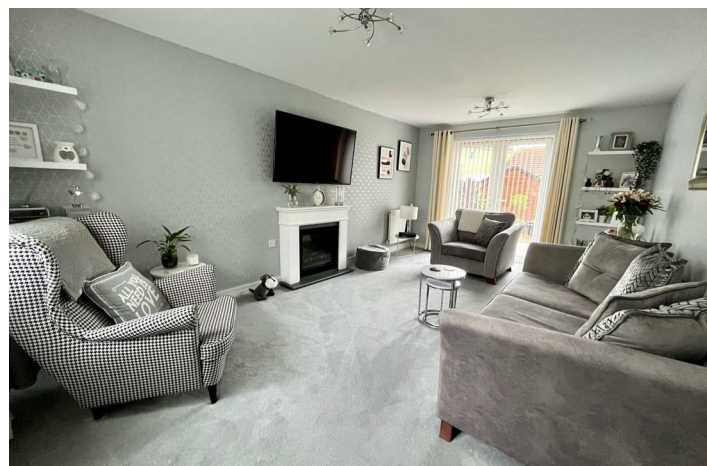
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EPC
B

Freehold

Council Tax Band: C



Front

Composite entrance door into hallway, wall mounted heating controls, stairs to first floor, radiator, doors off.

Downstairs WC

2.36 x 1.43 (7'8" x 4'8")

Low level WC, pedestal wash hand basin, radiator, consumer unit.

Kitchen

3.94m by 2.87m (12'11" by 9'4")

UPVC double glazed window and door to rear, range of base and wall units with work surface over and tiled splash back, built in electric hob with extractor over, built in eye level oven and grill, integrated fridge freezer, microwave, dishwasher and washing machine, one and half bowl sink and drainer with mixer tap over, under stair storage cupboard with light, power and shelving, radiator.

Lounge

5.46m x 3.23m (17'11 x 10'7)

UPVC double glazed window to front, UPVC double glazed double doors to rear garden, two radiators, TV point, telephone point

Dining Room

3.07 x 2.56 (10'0" x 8'4")

UPVC double glazed window to front, radiator.

Stairs and landing

UPVC double glazed window to rear, radiator, doors off

Master Bedroom

4.76 x 3.33 (15'7" x 10'11")

Two UPVC double glazed windows to front, built in double wardrobe, radiator, door to.

En- Suite

UPVC double glazed window to front, part tiled walls, low level WC, tiled shower cubicle with hot water shower, radiator.

Bedroom Two

3.38 x 2.82 (11'1" x 9'3")

UPVC double glazed window to front, radiator, large over stair storage cupboard with radiator, loft access.

Bedroom Three (Currently Used as an Office)

2.23 x 2.14 (7'3" x 7'0")

UPVC double glazed window to rear, radiator, phone point

Bathroom

2.06 x 1.99 (6'9" x 6'6")

UPVC double glazed window to rear, panel bath, low level WC, pedestal wash hand basin, part tiled walls, shaver socket, radiator

Rear Garden

Low maintenance, laid to part patio and chippings,, shed with power, rear gate giving access to garage

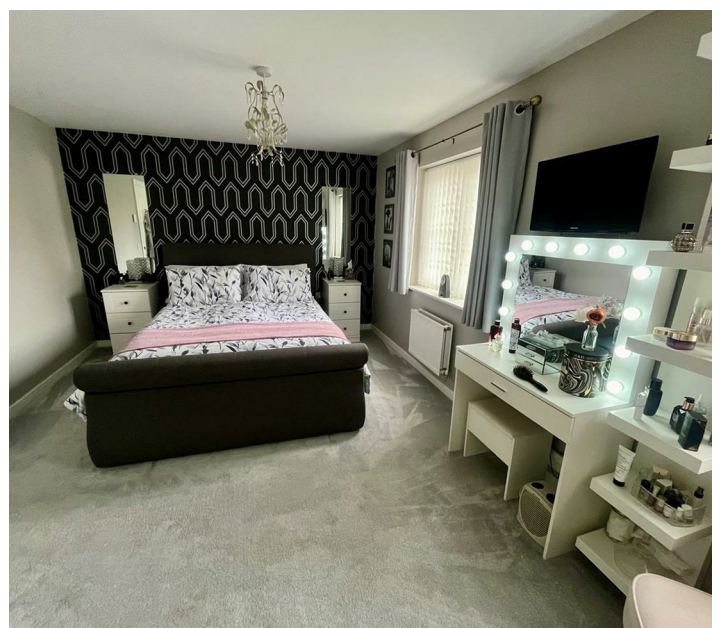
Garage

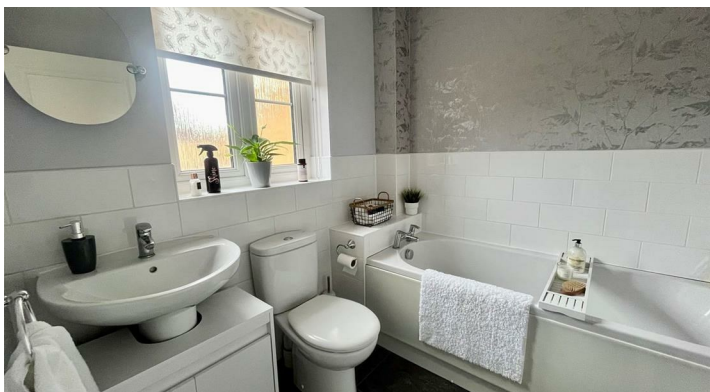
Situated behind the property, up and over door, parking space to the front of the garage.

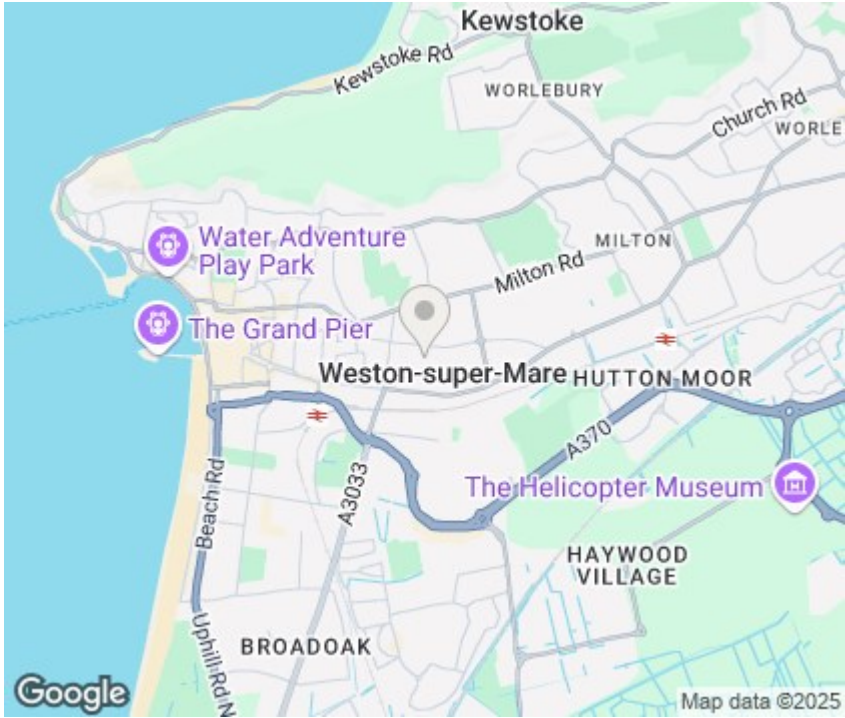
Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.







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		95
(81-91) B	84	
(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	

