



**15 Dame Court Close, Weston-Super-Mare, BS22 7PT**

**£500,000**

- Spacious and Well Presented Detached House
- Lounge and Conservatory
- Family Bathroom, En-Suite & DS W/C
- Double Glazed & GCH
- Five Bedrooms
- Good Sized Kitchen/Diner
- Utility Room
- Lovely Sized Rear Garden



# 15 Dame Court Close, Weston-Super-Mare BS22 7PT

Rachel J Homes is delighted to market this Well Presented Detached Family Home located in a popular cul de sac in North Worle, which is close to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a fantastic sized family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Dining Room, Conservatory, Utility, Downstairs Bedroom, upstairs there are Four Bedrooms, Ensuite to Master and Family Bathroom. A lovely rear garden plus Driveway for many vehicles. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!



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EPC

Freehold

Council Tax Band: E



### **Entrance Hallway**

Composite entrance door into Porch, door to Downstairs W/C, wood and glass door into Hallway, stairs to first floor, doors off.

### **Downstairs W/C**

Upvc double glazed window to front, low level W/C, wash hand basin, fully tiled walls and floor, heated towel rail.

### **Lounge**

**5.23 x 3.27 (17'1" x 10'8")**

Upvc Double glazed bay window to front, coved ceiling, vertical feature radiator, electric fire set into wooden surround, T.V point.

### **Kitchen/Diner**

**8.51 x 2.85 (27'11" x 9'4")**

Two Upvc double glazed windows to rear, Upvc double glazed patio doors to conservatory, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over, built in eye-level electric oven and microwave, composite one and half bowl sink and drainer with mixer tap over, heated towel rail, space for dishwasher and fridge freezer, door to;

### **Inner Hallway**

Consumer unit, door to downstairs Bedroom and door to;

### **Utility**

Upvc double glazed door to side, wall mounted Worcester boiler, space for washing machine and tumble dryer.

### **Downstairs Bedroom**

**2.66 x 2.28 (8'8" x 7'5")**

Upvc double glazed window to front, radiator.

### **Conservatory**

**3.79 x 3.87 (12'5" x 12'8")**

Upvc double glazed and brick construction, glass roof, French doors to rear garden.

### **Stairs and Landing**

Loft hatch, storage hatch, doors off.

### **Master Bedroom**

**3.59 x 4.16 (11'9" x 13'7")**

Upvc double glazed window to front, two built-in double wardrobes, radiator, door to;

### **En-Suite**

Upvc Double glazed window to front, corner shower cubicle with hot water Sunflower shower, low level W/C and wash hand basin set into vanity unit. fully tiled walls, heated towel rail.

### **Bedroom 2**

**3.66 x 2.52 (12'0" x 8'3")**

Upvc double glazed window to front, radiator.

### **Bedroom 3**

**3.31 x 2.59 (10'10" x 8'5")**

Upvc Double glazed window to rear, radiator.

### **Bedroom 4**

**3.82 x 2.52 (12'6" x 8'3")**

Upvc Double glazed window to rear, radiator.

### **Bathroom**

Upvc double glazed window to rear, P-Shaped panel bath with hot water mixer shower over, low level W/C and wash hand basin set into vanity unit.

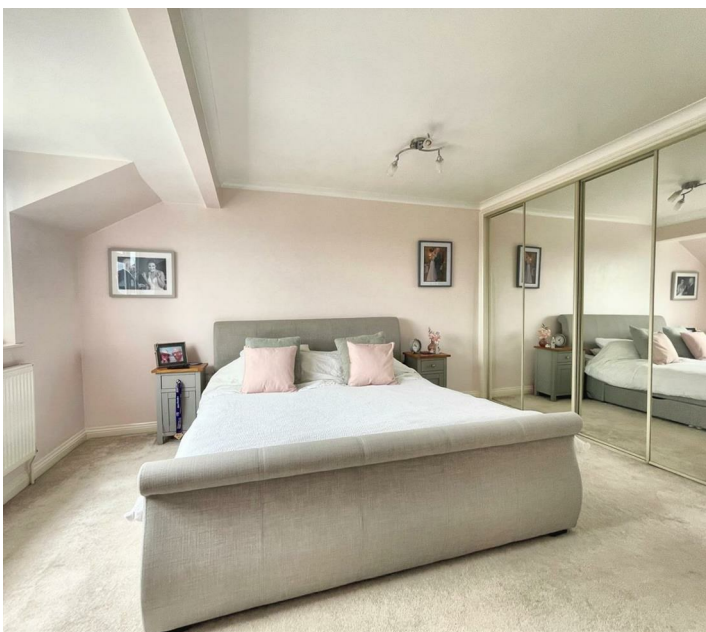
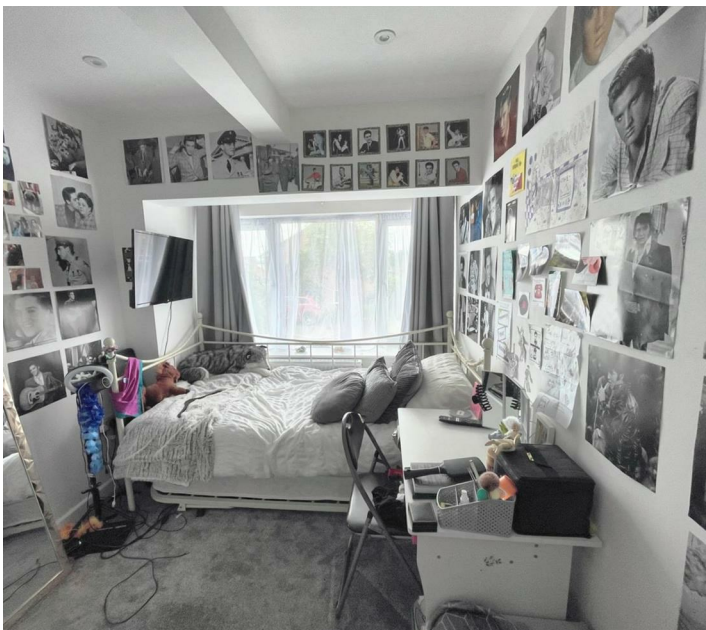
### **Rear Garden**

Enclosed by wall, patio with steps up to lawn area, mature shrubs, outside tap, side gate.

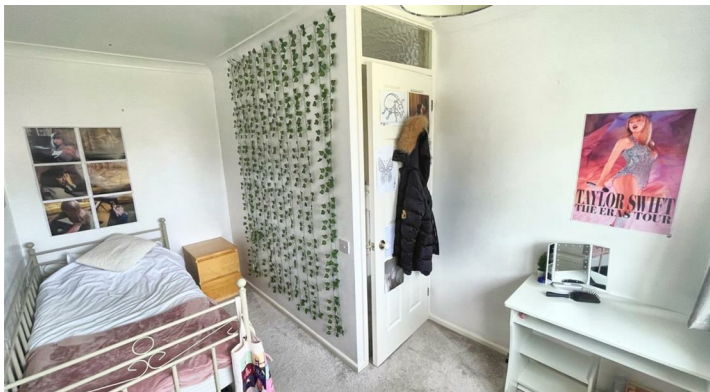
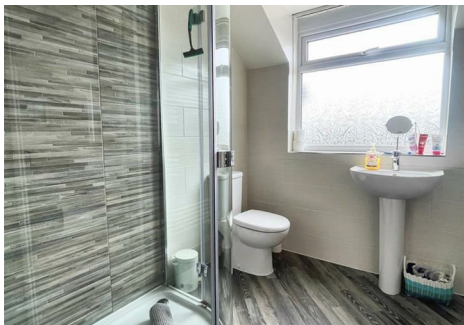
### **Front**

Laid to tarmac with parking for several cars, matures bush & shrub borders.













## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

