



**1 The Weind, Weston-Super-Mare, BS22 9BN**

**£320,000**

- Detached Bungalow on a Corner Plot
- Ensuite and Dressing Room to Master
- Front and Rear Gardens
- Worle Hillside
- Three Bedrooms
- Double Glazed and GCH
- Garage and Driveway
- On a Bus Route



# 1 The Weind, Weston-Super-Mare BS22 9BN

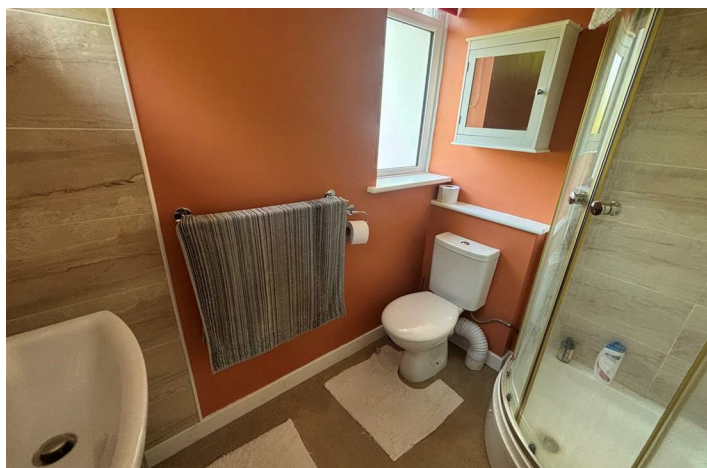
Rachel J Homes is delighted to market this Well Presented Detached Bungalow located on Worle Hillside. A lovely corner position and walking distance to Worle High Street with shops, amenities and bus routes. The accommodation briefly comprises of Entrance Porch, Inner Hallway, Lounge, Kitchen, Three Bedrooms, Ensuite and Dressing Room to Master, 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  
D

Freehold

Council Tax Band: D



### **Porch**

UPVC double glazed door into porch, UPVC double glazed window, tiled floor, door to;

### **Inner Hallway**

UPVC double glazed entrance door into hallway, consumer unit, airing cupboard housing water tank, storage cupboard, access to loft hatch.

### **Kitchen**

**3.75 x 3.48 at widest (12'3" x 11'5" at widest )**

Dual aspect UPVC double glazed windows to front and side, one and a half stainless steel sink and drainer, range of base and wall units with worktop over, integral dishwasher, space for oven with extractor fan over, space for washing machine, serving hatch, part tiled walls.

### **Lounge**

**5.28 x 4.96 at widest (17'3" x 16'3" at widest)**

Dual aspect UPVC double glazed window and UPVC door to side with access to garden, UPVC double glazed window to front, radiator, TV and phone point, part glass wooden door.

### **Bedroom One**

**3.80 x 3.27 (12'5" x 10'8")**

UPVC double glazed window to side, radiator, door to;

### **Dressing Room**

**2.10 x 1.75 (6'10" x 5'8")**

UPVC double glazed window to rear and side, radiator, door to;

### **En-suite**

**2.11 x 1.54 (6'11" x 5'0")**

Dual aspect UPVC double glazed high level window to side and front, low-level WC, corner shower cubicle with power shower, pedestal hand wash basin set into vanity unit with mixer tap over, heated towel rail, extractor fan, part-tiled wall.

### **Bedroom Two**

**4.19 x 2.77 (13'8" x 9'1")**

UPVC double glazed French doors with side windows to rear, radiator, built in wardrobe with high level cupboard.

### **Bedroom Three**

**3.26 x 2.71 at widest (10'8" x 8'10" at widest )**

UPVC double glazed window to rear, radiator, built in wardrobe and high level cupboard.

### **Bathroom**

UPVC double glazed window to front, low-level WC, pedestal hand wash basin, panel bath with power shower above, heated towel rail, extractor fan.

### **Rear Garden**

Garden to side of the property, enclosed by fence and mature shrub borders, various fruit trees including a vine, part lawn, ornamental chipping on patio, lockable shed/workshop with power and light with a part glass door, lockable storage area off of garage, personal door to garage.

### **Garage**

Up and over door, power and light, consumer unit, parking to front.

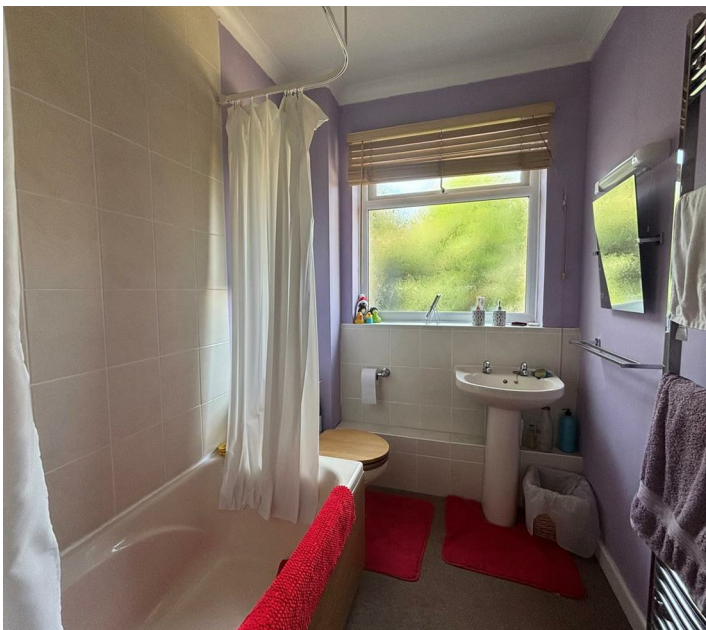
### **Front Garden**

Enclosed by low wall and mature shrub borders, ornamental chippings with patio slabs, outside tap.

### **Additional Information**

2024 the roof completely replaced, including felt, battens, tiles, edging, lead etc













## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Ground Floor

