



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

**£220,000**

- Terrace House in Need of Updating
- Lounge and Dining Room
- Double Glazing and GCH
- No Chain
- Three Bedrooms
- Kitchen
- Front and Rear Gardens
- Close to the Hospital



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

Rachel J Homes is pleased to market this Terraced House located on the South side of Weston close to the Hospital, Town Centre, Amenities, Shops and Schools. If you are looking for a project and a property that you can put your own stamp on, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Shower Room, Front and Rear Garden. Added benefits include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**  
C

**Freehold**

**Council Tax Band: B**



### **Entrance Hall**

UPVC double glazed door and side panels, radiator, stairs to first floor, door to

### **Lounge**

**3.96 x 3.44 (12'11" x 11'3")**

UPVC double glazed window to front, marble effect fireplace and hearth, radiator, internal double doors to

### **Dining Room**

**5.52 x 2.54 (18'1" x 8'3")**

Wooden double glazed french door currently not working, understairs storage, radiator, door to

### **Kitchen**

**3 x 2.70 (9'10" x 8'10")**

UPVC double glazed door and window to rear, range of wall and base units with work surface over, single drainer sink unit, plumbing for washing machine, gas hob, electric oven under, combination boiler, radiator.

### **Landing**

Access to loft, storage cupboard, doors off

### **Bedroom One**

**4.08 x 3.36 (13'4" x 11'0")**

UPVC double glazed window to front, radiator, built in wardrobes.

### **Bedroom Two**

**3.62 x 2.95 (11'10" x 9'8")**

UPVC double glazed window to rear, radiator

### **Bedroom Three**

**2.59 x 2.47 (8'5" x 8'1")**

UPVC double glazed window to front, radiator

### **Shower Room**

**2.31 x 1.65 (7'6" x 5'4")**

UPVC double glazed window to rear, double walk in shower, pedestal wash hand basin, low level WC, tiled walls, radiator

### **Front Garden**

Open plan, laid to lawn

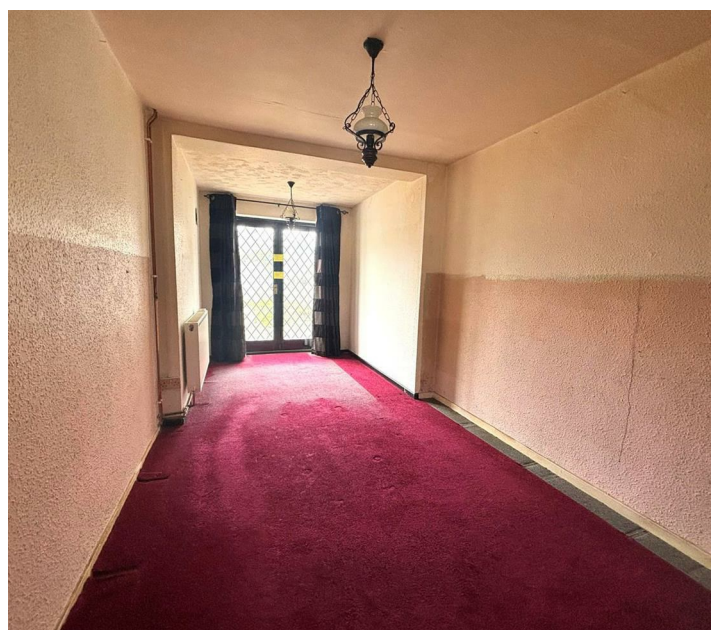
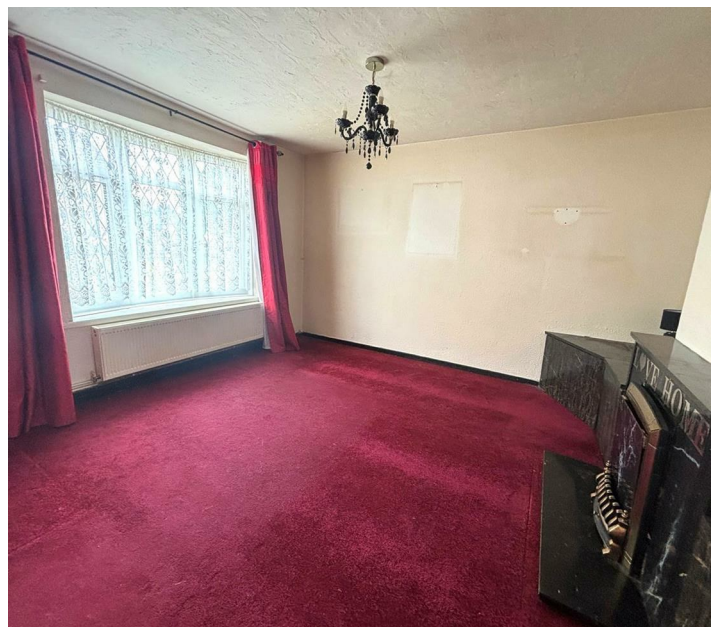
### **Rear Garden**

Enclosed by fencing, laid to patio slabs, with mature shrub and flower borders, outside tap, brick built shed, side access gate.

### **Additional Information**

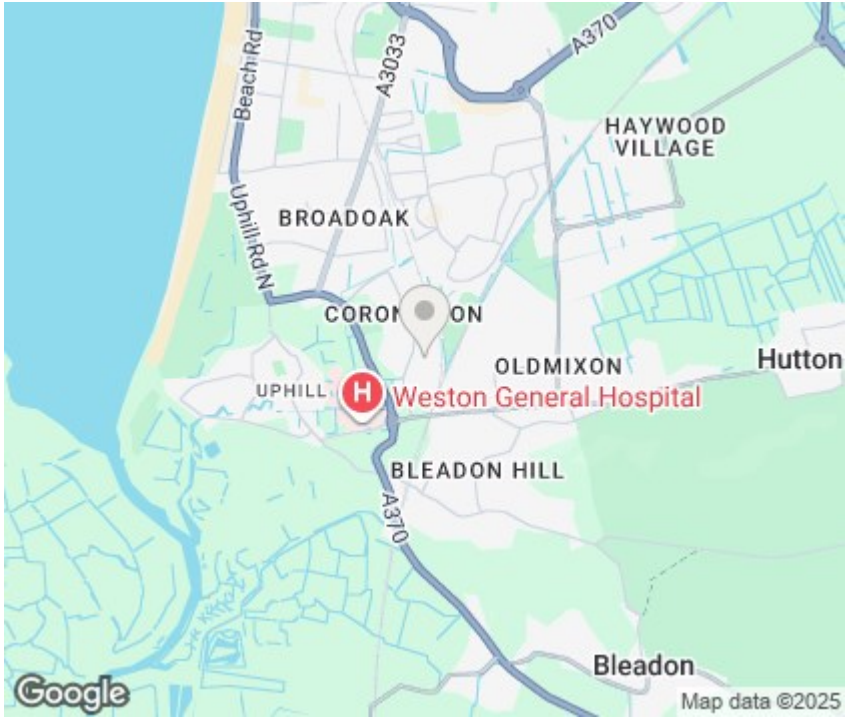
Please note that there are Solar Panels at the property which are leased. Installed 2011 with 25 year lease. This will give the new owners reduced electricity bills.











## Viewings

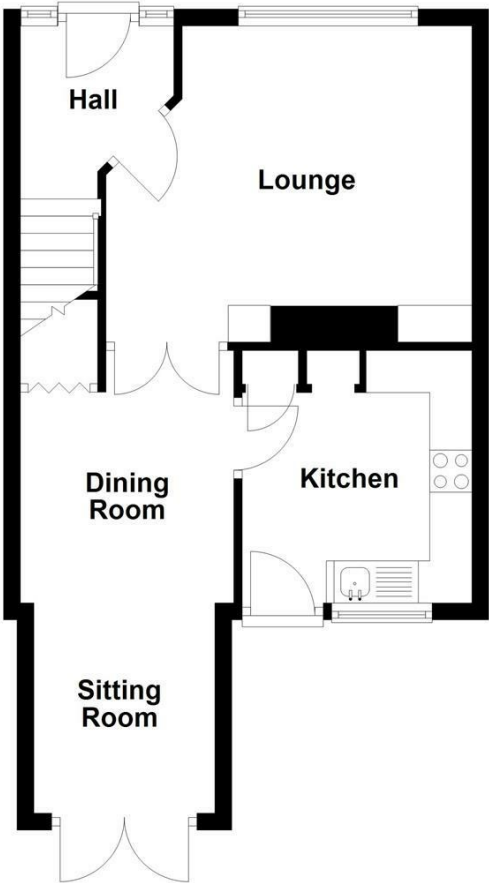
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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

