



**35 Corondale Road, Weston-Super-Mare, BS22 8PX**

**£325,000**

- Well Presented Detached Bungalow
- Kitchen and Utility/Sun Room
- Shower Room and Separate Cloakroom
- Level Location
- Two Double Bedrooms
- Lounge
- Garage and Driveway
- No Chain



# 35 Corondale Road, Weston-Super-Mare BS22 8PX

Rachel J Homes is delighted to market this Well Presented Detached Bungalow ideally situated on a level location close to shops, amenities, and transport links. If you are looking for a home that can offer space, and one that you can make your own then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Kitchen, Utility/Sun Room, Two Double Bedrooms, Shower Room, Separate Cloakroom, Gardens to the front and rear, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**  
D

**Freehold**

**Council Tax Band: C**



### **Entrance Porch**

UPVC double glazed front door, UPVC double glazed window, tiled floor, internal glazed door and window to

### **Entrance Hall**

Coved ceiling, radiator, loft access which has a ladder and is part boarded, laminate flooring, doors off.

### **Lounge**

**6.17 x 3.61 (20'2" x 11'10")**

Two UPVC double glazed windows to front, coved ceiling, two radiators, feature living flame gas fire, laminate flooring.

### **Kitchen**

**4.4 x 2.97 (14'5" x 9'8")**

UPVC double glazed window to rear, coved ceiling, range of wall and floor units with work surface over, inset one and a half bowl sink unit with mixer tap over, food waste disposal, eye level double oven, space for fridge/freezer, part tiled walls, door to storage cupboard housing Valliant Combination boiler, floor heating, opening into

### **Utility/Sun Room**

**4.84 x 2.66 (15'10" x 8'8")**

UPVC double glazed window to side and rear, UPVC double glazed door to side, radiator, larder cupboard and floor cupboard with work surface over, stainless steel sink and drainer with mixer tap over, plumbing for dishwasher, washing machine, space for tumble dryer, inset spotlights, laminate flooring, coved ceiling.

### **Bedroom One**

**3.30 x 3.02 (10'9" x 9'10")**

UPVC double glazed window to front, radiator, built in wardrobe and dressing table, bedside drawers, coved ceiling.

### **Bedroom Two**

**3.71 x 3.23 (12'2" x 10'7")**

UPVC double glazed window to front, radiator, consumer unit, coved ceiling, phone point.

### **Shower Room**

**2.06 x 1.96 (6'9" x 6'5")**

UPVC double glazed window to rear, large corner shower cubicle with Mira electric shower, wash hand basin and low level WC set into vanity unit, bathroom cabinet, heated towel rail, tiled walls, inset spotlights, extractor fan.

### **Cloakroom**

Low level WC, pedestal wash hand basin, wall mounted mirror cupboard, shaver point, extractor fan, ceiling light part tiled walls, laminate flooring, coved ceiling.

### **Front Garden**

Enclosed by walling and gates, low maintenance mainly laid to chippings, two decorative planted areas.

### **Rear Garden**

Patio area, area laid to lawn, flower borders, decked area, personal door to garage.

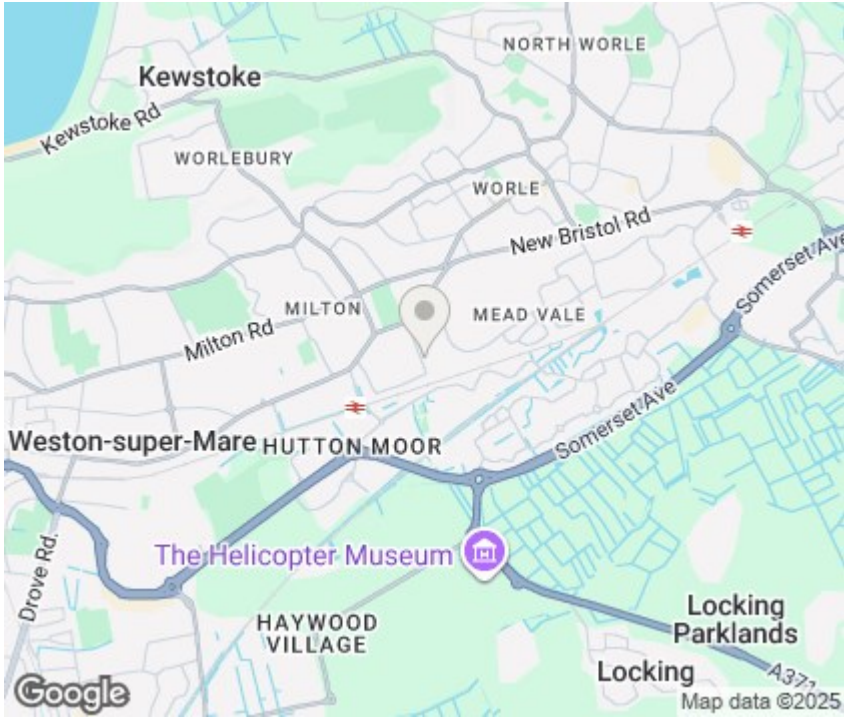
### **Garage and Driveway**

Single garage, up and over door, power, light, driveway providing off road parking.









## 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

