



17 Saville Crescent, Weston-Super-Mare, BS22 8PG

£308,000

- Well Presented Extended Semi Detached House
- Lounge, Sitting Room, Dining Room
- Double Glazed and GCH
- Garage and Driveway for Several Cars
- Four Bedrooms
- Master Bedroom with Ensuite
- South Facing Garden
- Great Location

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Rachel J Homes is delighted to market this Extended and Well Presented Semi Detached House ideally situated in a cul de sac and close to Schools, Amenities, Shops and Transport Links via M5, Rail and Bus routes. If you are looking for a spacious home for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Four Bedrooms, Ensuite to Master, Family Bathroom, Lovely South Facing Rear Garden, Garage and Parking for several cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



4



2



2



EPC
D

Freehold

Council Tax Band: C



Entrance Porch

1.37 x 0.94 (4'5" x 3'1")

Composite door, UPVC double glazed window to each side, tiled floor, UPVC double glazed door to.

Hallway

Stairs to first floor, radiator, tiled flooring, door to.

Lounge

4.06 x 3.78 (13'3" x 12'4")

UPVC double glazed bay window to front, three radiators, laminate flooring, door to.

Sitting Room

3.18 x 2.95 (10'5" x 9'8")

Wooden fireplace with gas fire and marble effect hearth, TV point, coved ceiling, laminate flooring.

Dining Area

2.77 x 2.03 (9'1" x 6'7")

UPVC double glazed window to rear, coved ceiling, laminate flooring.

Kitchen

5.41 x 4.19 (17'8" x 13'8")

UPVC double glazed window to rear, UPVC double glazed door to rear, range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, integral dishwasher, integral fridge/freezer, "SMEG" range cooker, heated towel rail, storage cupboard, tiled walls, coved ceiling, door to garage.

Stairs to First Floor

Upstairs landing, doors off.

Bedroom One

4.7 x 2.24 (15'5" x 7'4")

UPVC double glazed window to front, radiator, door to.

Ensuite

UPVC double glazed window to rear, shower cubicle with waterfall showerhead, wash hand basin set into vanity unit, low-level WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

3.99 x 3.25 (13'1" x 10'7")

UPVC double glazed bay window to front, radiator.

Bedroom Three

2.95 x 2.95 (9'8" x 9'8")

UPVC double glazed window to rear, radiator.

Bedroom Four

2.62 x 1.65 (8'7" x 5'4")

UPVC double glazed window to front, access to loft.

Bathroom

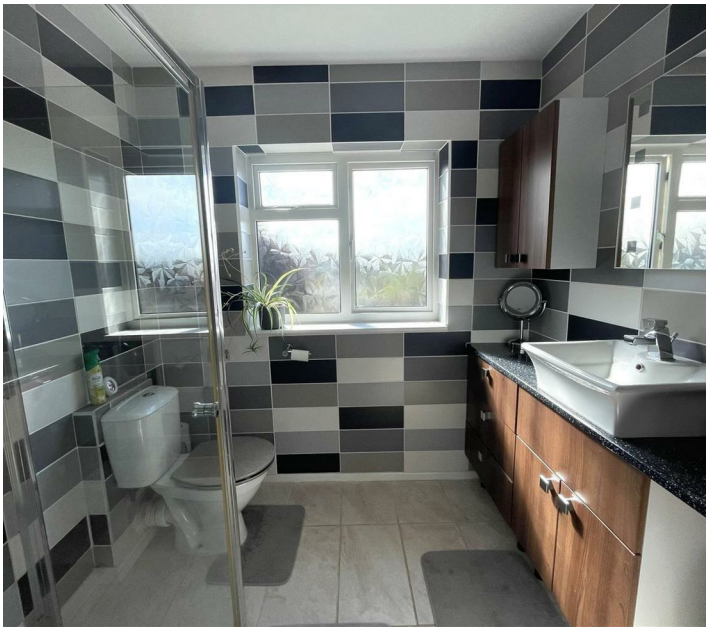
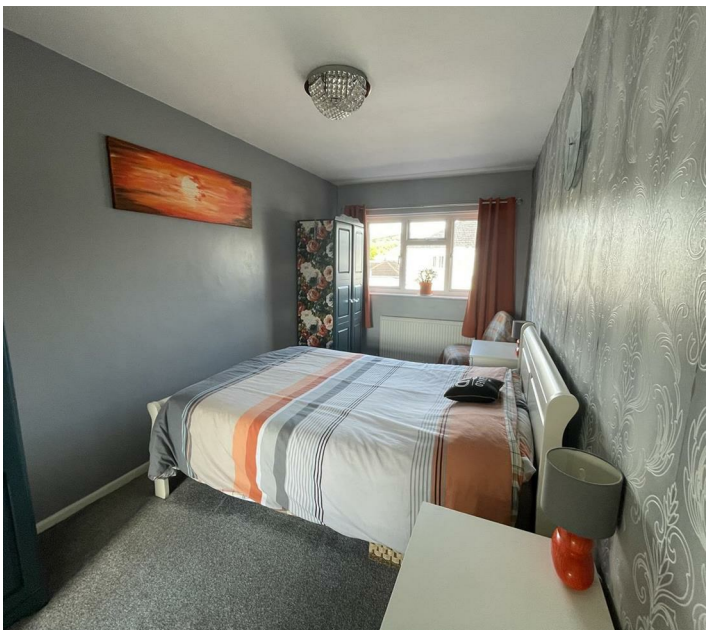
UPVC double glazed window to rear, white suit comprises panel bath with shower attachment, pedestal wash hand basin, low-level WC, heated towel rail, tiled walls and floor, inset spotlights.

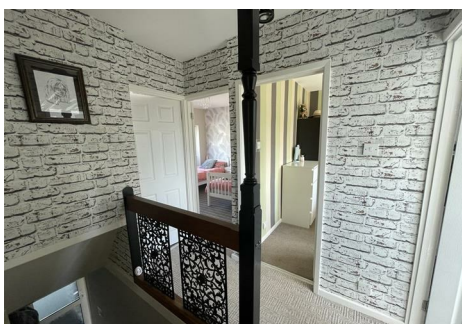
Rear Garden

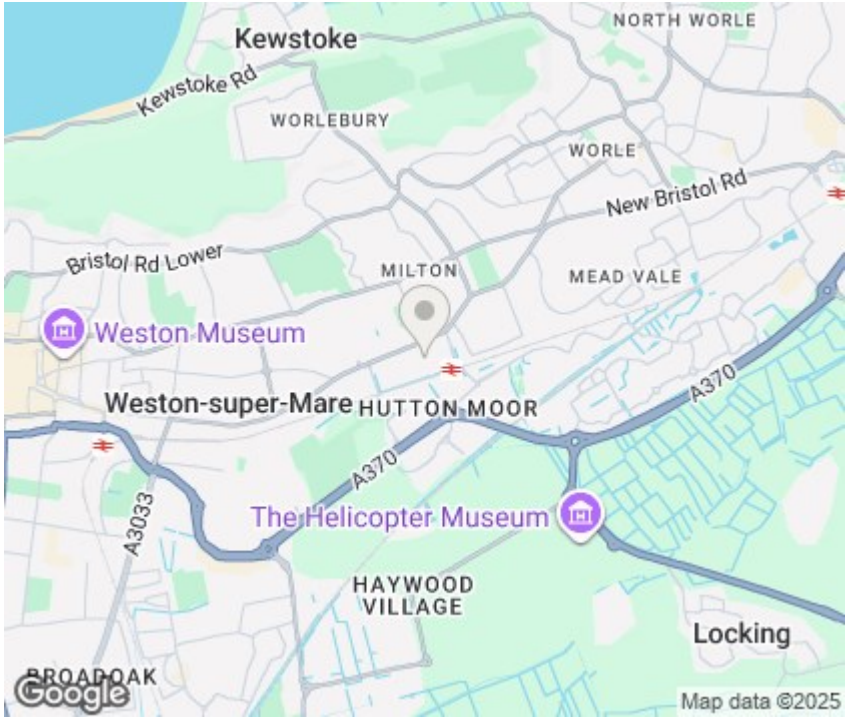
Enclosed by fencing, area laid to decking providing a seating area, partly laid to lawn, shed, mature shrub and flower borders.

Garage and Driveway

Up and over door, power and light, driveway providing parking for several cars.







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		76
(55-68) D	62	
(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

