



13 Channel Heights, Weston-Super-Mare, BS24 9LX

£425,000

- Detached Bungalow
- Two Reception Rooms
- Shower Room
- Garage & Parking
- Three Bedrooms
- Kitchen
- Large Rear Garden With Views
- Double Glazed & Gas Central Heating

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Rachel J Homes is thrilled to market this beautifully presented detached bungalow in the popular location of Bleadon Hill, with far reaching Sea Views and Wales beyond. If you are looking for a home that you can "just move in" and you love gardening, then make sure this is on your list to view. The versatile accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Shower Room, Lovely Gardens to Front and Rear, Garage and Parking for several vehicles. Added benefits of this super property are double glazing and gas central heating. Accompanied viewings - CALL TODAY - A must see property - BE QUICK!!



EPC

Freehold

Council Tax Band: E



Entrance Hallway

UPVC and brick-built porch, UPVC double glazed door into entrance hallway, two radiators, two storage cupboards one with radiator, telephone point, Karndean flooring, doors off.

Lounge

4.57m x 3.90 (14'11" x 12'9")

UPVC double glazed window to front, two radiators, living flame gas fire set into marble surround, TV point, wood and glass feature doors to;

Dining Room

3.17 x 2.65 (10'4" x 8'8")

UPVC double glazed window to rear with views over Weston, tiled floor, radiator.

Kitchen

3.35 x 3.15 (10'11" x 10'4")

UPVC double glazed window to rear views with views over Weston, wooden door to rear porch, range of wall and base units with manufactured quartz worksurface over and up tile, inset one and half bowl sink and drainer, integrated fridge and freezer, Neff electric hob with Neff Electric oven under and extractor over, space for washing machine, radiator, storage cupboard housing Combi boiler, door to inner hallway.

Bedroom One

4.09 x 3.18 to wardrobes (13'5" x 10'5" to wardrobes)

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

Bedroom Two / 2nd Lounge

3.54 x 3.31 (11'7" x 10'10")

UPVC double glazed window to rear with views over Weston pier, radiator.

Bedroom Three

2.81 to wardrobes x 2.57 (9'2" to wardrobes x 8'5")

UPVC double glazed window to side, radiator, built-in storage.

Shower Room

1.93 x 1.65 (6'3" x 5'4")

UPVC double glazed window to side, wash handbasin set vanity unit, shower cubicle with hot water mixer shower, bidet, heated, towel rail, tiled floor, part tiled walls.

Separate W/C

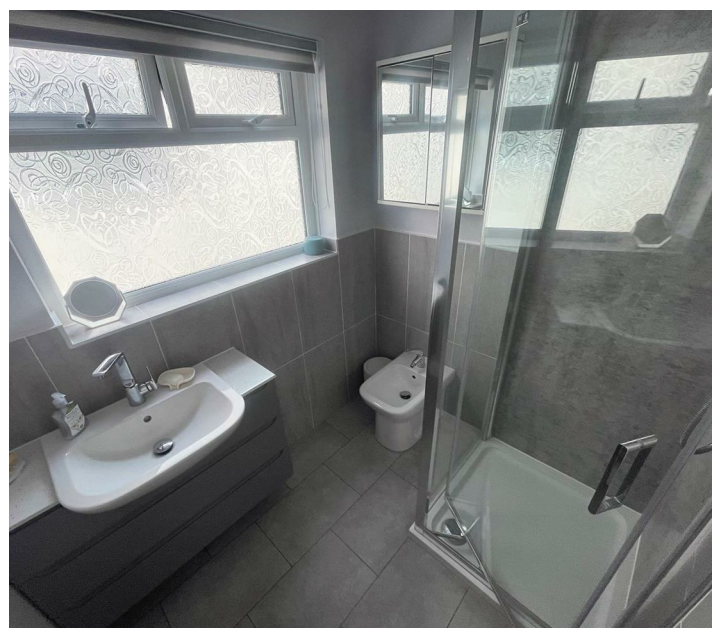
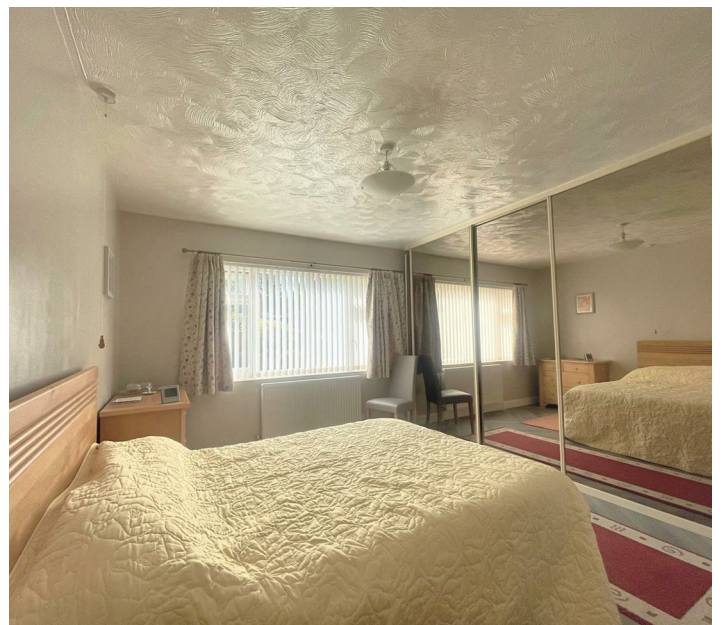
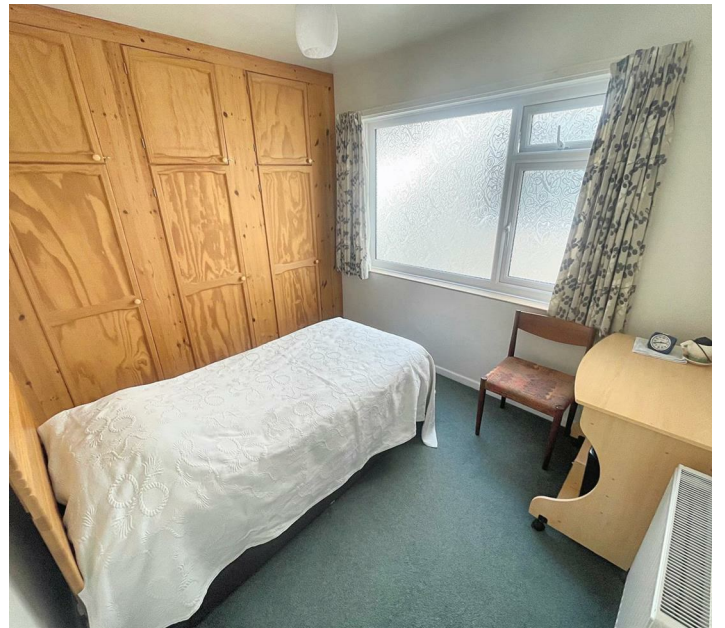
UPVC double glazed window to side, low-level W/C into vanity, radiator, tiled floor.

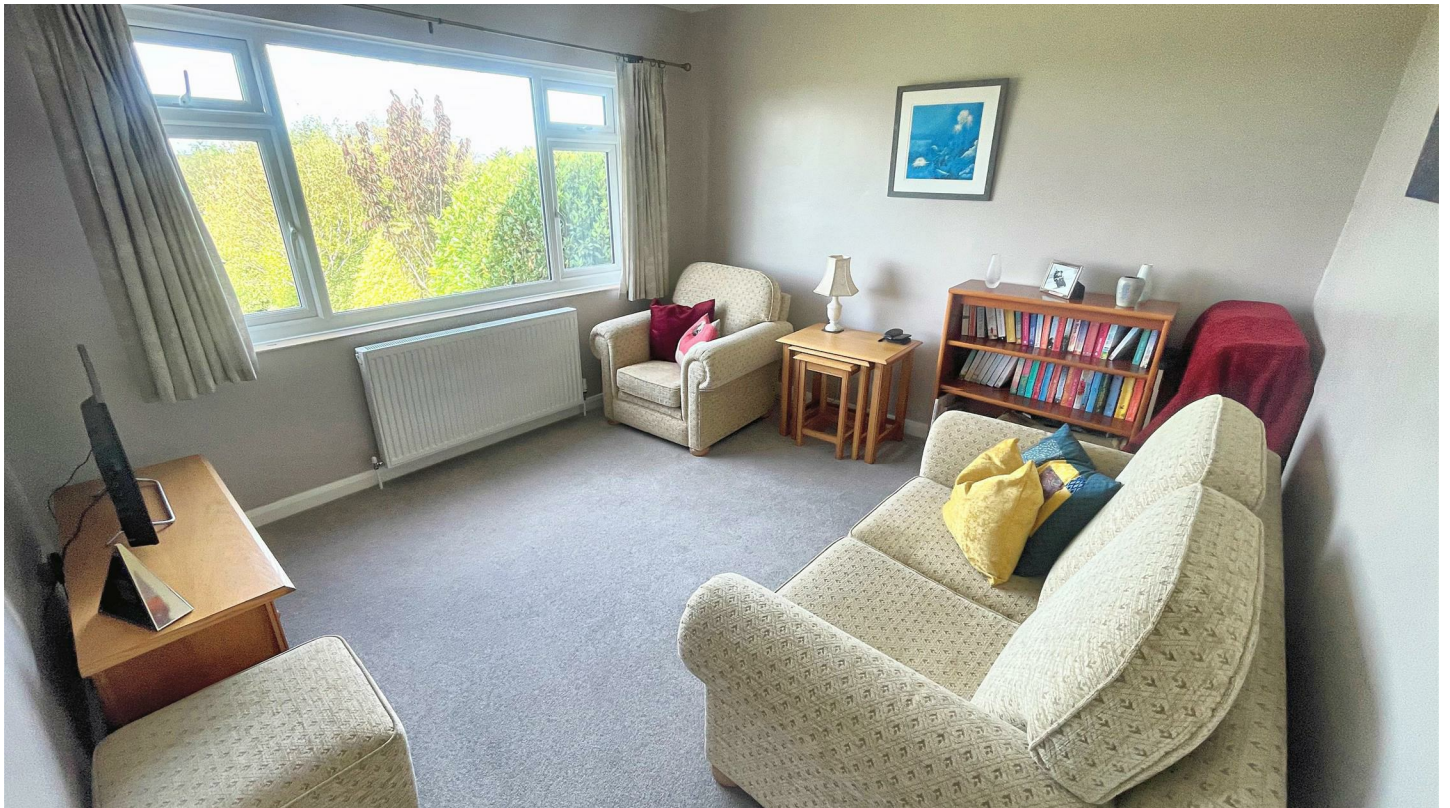
Large Rear Garden

Enclosed by fence and hedging, laid to lawn with mature shrubs and trees, plating areas, patio seating area, green house, storage shed and far reaching views, personal door to garage, side gate, under house storage area.

Garage and Driveway

Up and over door, light and power, laid to block paving with parking for several cars with mature shrubs and trees.





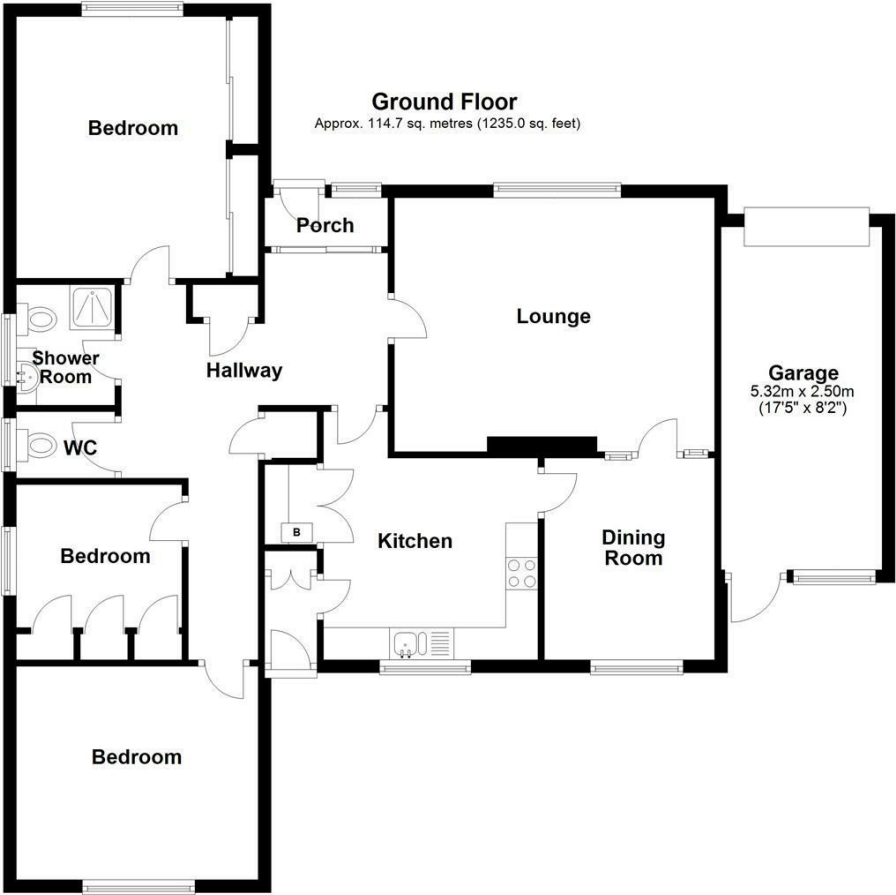


Viewings

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) A		
(81-91) B		
(69-80) C		
(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	



Total area: approx. 114.7 sq. metres (1235.0 sq. feet)