



19 Kelston Road, Weston-Super-Mare, BS22 7FD

£350,000

- Well Presented Detached House
- Lounge and Dining Room/Sitting Room
- Underfloor Heating, Double Glazed & GCH
- Garage & Driveway
- Four Bedrooms
- Large Kitchen/Breakfast Room
- Southwest Facing Rear Garden
- Close to Schools, Amenities and Shops

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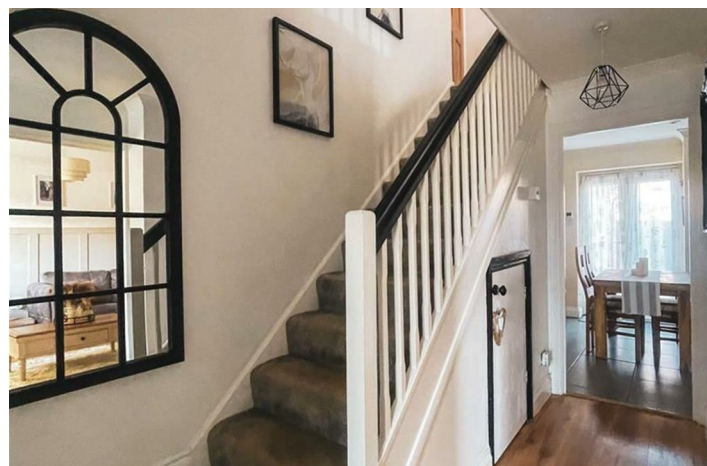
Rachel J Homes is delighted to market this well presented Detached House situated in North Worle with easy access to Local shops, Amenities, Transport Links and Schools. The accommodation of this lovely home briefly comprises of Entrance Porch, Entrance Hallway, Downstairs Cloakroom, Lounge, Large Kitchen/Breakfast Room, 2nd Lounge/Dining Room, Four Bedrooms, Two En-Suites, Family Bathroom, Front and South West Facing Rear Garden, Garage and Driveway for several cars, Added benefits of this super property include underfloor heating, gas central heating and double glazing. Accompanied viewings only - CALL NOW to book yours !



EPC
D

Freehold

Council Tax Band: D



Entrance Hall

UPVC double glazed door into porch, tiled flooring, radiator, gas and electric meters, UPVC Double glazed door into;

Inner Hallway

Under floor heating, wooden flooring, under stairs cupboard, stairs to first floor, doors off;

Downstairs WC

UPVC double glazed window to front, low level W/C, wash hand basin set into vanity unit, radiator.

Lounge

4.21 x 3.26 (13'9" x 10'8")

UPVC double glazed window to front, coved ceiling, under floor heating, wooden flooring, tv point.

Kitchen

7.26 x 5.23 (23'9" x 17'1")

UPVC double glazed French doors to rear, UPVC double glazed window to rear, UPVC Double glazed stable door to side, under floor heating, tiled flooring, coved ceiling, range of wall and base units with work surface over and tiled splash back , built in eye level microwave, inset one and half bowl sink and drainer with mixer tap over, space for washing machine, tumble dryer, plumbing for dish washer, space for fridge freezer and cooker, island with built in wine cooler, wall mounted boiler in built in cupboard, spot lights, storage cupboard, door to;

2nd Lounge/Dining Room

2.87 x 2.84 (9'4" x 9'3")

UPVC double glazed window to rear, underfloor heating, wooden flooring, coved ceiling.

Stairs to First Floor

Loft hatch, doors off;

Bedroom 1

4.26 x 3.37 (13'11" x 11'0")

UPVC double glazed window to front, radiator, coved ceiling, tv point, door to;

En-Suite

UPVC double glazed window to side, shaver point, shower cubicle with electric shower, wash hand basin set into vanity unit, fully tiled walls and floor.

Bedroom 2

4.55 x 2.46 (14'11" x 8'0")

UPVC double glazed window to front, radiator, built in wardrobe, loft hatch, storage cupboard, door to;

En-suite

UPVC double glazed window to side, radiator, fully tiled walls and flooring, low level W/C, wash hand basin set into vanity unit, shower cubicle.

Bedroom 3

2.8 x 2.54 (9'2" x 8'3")

UPVC double glazed window to rear, radiator, built in double wardrobes, coved ceiling.

Bedroom 4

2.46 x 1.99 (8'0" x 6'6")

UPVC double glazed window to front, radiator.

Family Bathroom

2.22 x 1.81 (7'3" x 5'11")

UPVC double glazed window to rear, tiled flooring, panel bath with tiled splashback, pedestal wash hand basin, low level W/C, radiator.

Front Garden

Laid to lawn with parking area for several cars with lawn area.

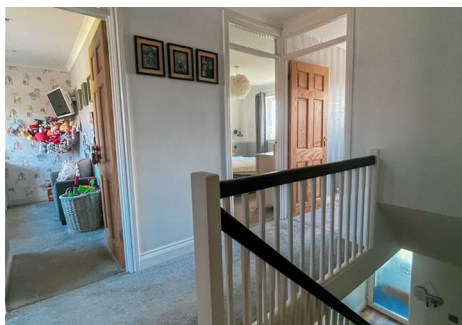
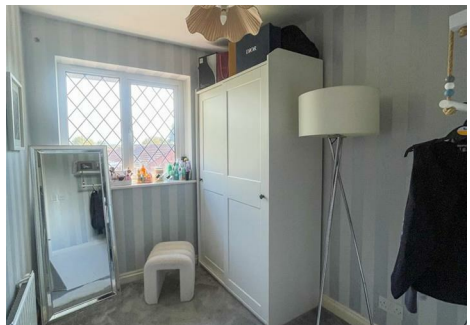
Rear Garden

Facing South West, enclosed by fence, laid mainly to lawn with patio area, outside tap.

Garage

Up and over door, light and power.







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		77
(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
APPROX. FLOOR
AREA 821 SQ. FT.
(76.5 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 538 SQ. FT.
(50.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1421 SQ. FT. (132.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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