



**101 Longridge Way, Weston-Super-Mare, BS24 7HA**

**£350,000**

- Super Size Townhouse in Weston Village
- Lounge/Diner
- Office/Bedroom Six
- Double Glazed & GCH
- Five Double Bedrooms
- Kitchen/Breakfast Room
- Two En-Suites, Family Bathroom & DS W/C
- Garage & Parking

# 101 Longridge Way, Weston-Super-Mare BS24 7HA

Rachel J Homes is delighted to market this Deceptively Spacious Town House, situated in Weston Village and close to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a versatile and roomy home for your growing family / extended family/ then make sure this is on your list to view. The impressive accommodation, arranged over three floors briefly comprises of Ground Floor - Entrance Hall, Downstairs Cloakroom, Bedroom Six/Office, Kitchen/Breakfast Room, First Floor you will find Lounge/Diner, Bedroom Four, Five and Bathroom, and Second Floor comprises of Master Bedroom with Ensuite and Dressing Room, Bedroom Two with Ensuite and Bedroom Three. Outside is Front and Rear Garden, Garage and Parking. Added benefits of this super sized home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: D



### **Entrance Hallway**

Wooden entrance door, radiator, storage cupboard with shelving, storage cupboard with boiler and space for tumble dryer, stairs to 1st floor, doors off.

### **Downstairs W/C**

Low level W/C, pedestal wash hand basin.

### **Office / Bedroom 6**

**3.81 x 1.94 (12'5" x 6'4")**

Wooden double glazed window to front, telephone point, radiator.

### **Kitchen/Breakfast Room**

**5.4 x 3.54 (17'8" x 11'7")**

Wooden double glazed window to rear, UPVC double glazed French doors to rear, under stairs storage cupboard, range of wall and base units with worksurface over and tiled splash back, gas hob with extractor over and electric oven under, space for American style fridge freezer, washing machine and dishwasher, radiator.

### **Stairs to First Floor**

Storage cupboard housing water tank, additional storage cupboard with shelving, radiator, doors off, stairs two second floor.

### **Lounge/Diner**

**7.61 x 3.88 (24'11" x 12'8")**

Four wooden double glazed windows to front, coved ceiling, three radiators, electric fire set into feature surround, TV point, laminate flooring.

### **Bedroom 5**

**3.58 x 2.60 (11'8" x 8'6")**

Two wooden double glazed windows to rear, coved ceiling, radiator, TV point.

### **Bedroom 4**

**3.95 x 2.63 (12'11" x 8'7")**

Two wooden double glazed windows to rear, built-in double wardrobe, coved ceiling, radiator.

### **Bathroom**

**2.95 x 1.86 (9'8" x 6'1")**

Panel bath with hot water mixer shower over, pedestal wash hand basin, low-level W/C, part tiled walls, radiator.

### **Stairs to Second Floor**

Loft hatch, coved ceiling, radiator, doors off.

### **Master Bedroom**

**5.16 x 2.64 (16'11" x 8'7")**

Two wooden double glazed windows to rear, coved ceiling, TV point, radiator, opening to;

### **Dressing Room**

**2.16 x 1.99 to wardrobes (7'1" x 6'6" to wardrobes)**

Wooden double glazed window to rear, two built-in double wardrobes, coved ceiling, radiator, door to;

### **En-Suite Shower**

**2.55 x 1.26 (8'4" x 4'1")**

Wooden double glazed window to rear, double shower cubicle with hot water mixer shower over, pedestal wash hand basin, low-level W/C, radiator, part tiled walls.

### **Bedroom 2**

**3.89 x 3.35 (12'9" x 10'11")**

Two wooden double glazed windows to front, coved ceiling, two built-in double wardrobes, radiator, TV point, door to;

### **En-Suite Bathroom**

**3.02 x 1.83 (9'10" x 6'0")**

Panel bath with hot water handheld mixer shower over, shower cubicle with hot water mixer shower, low-level W/C, pedestal wash hand basin, radiator, tiled floor, part tiled walls.

### **Bedroom 3**

**3.90 x 3.52 (12'9" x 11'6")**

Two wooden double glazed windows to front, coved ceiling, built-in double wardrobe, radiator.

### **Rear Garden**

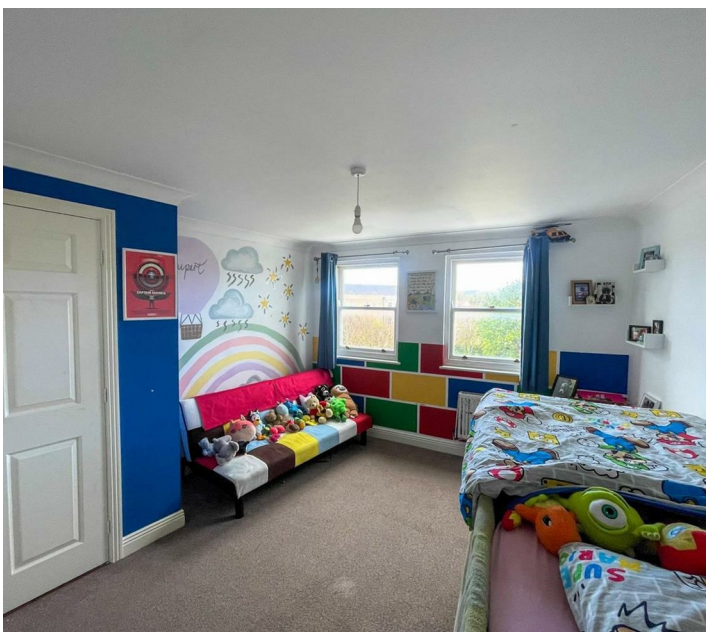
Enclosed by wall and fencing, laid to Astro-Turf with deck area, rear gate to parking and garage.

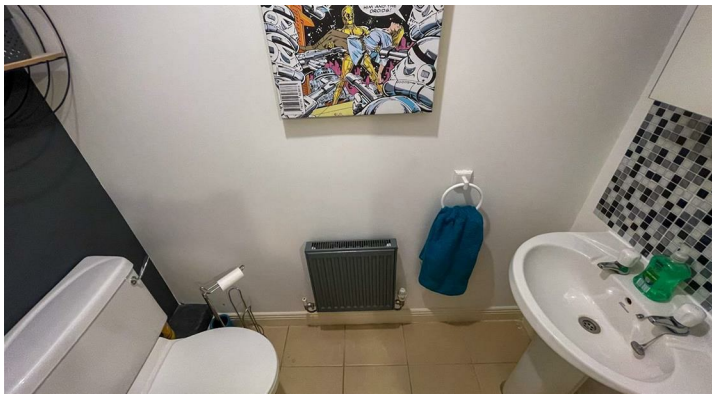
### **Front Garden**

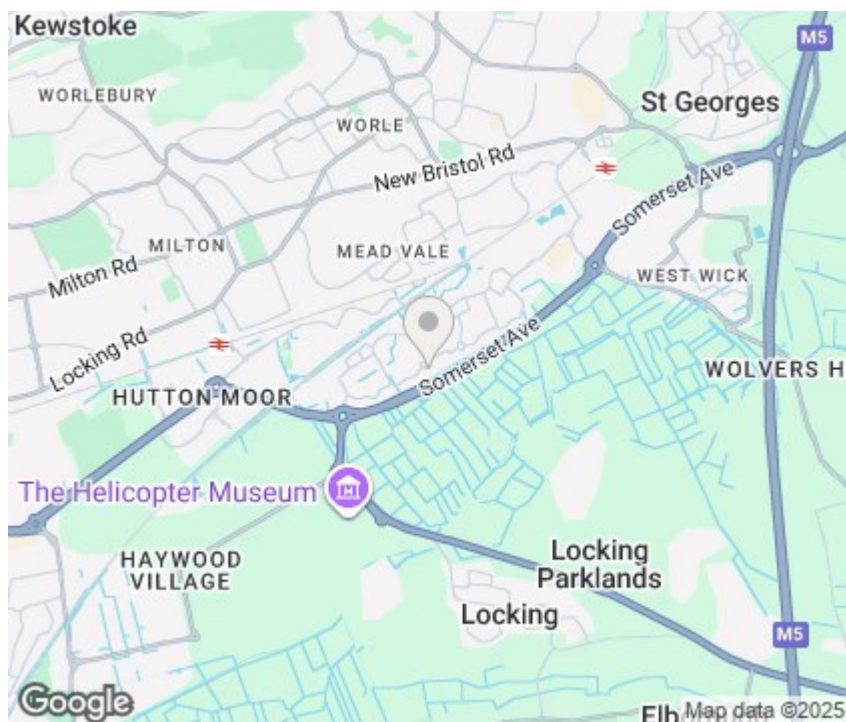
Enclosed by wall and railings, laid to paving with mature shrubs.

### **Garage & Parking**

Up and over door with parking to front.







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

