



19 Blackburn Way, West Wick, Weston-Super-Mare, BS24 7GT

£250,000

- Well Presented Semi Detached House
- Lounge
- En-Suite, Bathroom & DS W/C
- South Facing Rear Garden
- Two Double Bedrooms
- Kitchen/ Diner
- Double Glazed & GCH
- Two Parking Spaces

19 Blackburn Way, Weston-Super-Mare BS24 7GT

Rachel J Homes is delighted to market this lovely Semi Detached House ideally situated in West Wick which is convenient for Shops, Schools, Amenities, and Transport Links via Rail, Bus and M5. This would be ideal for a First Time Buyer or maybe an Investor. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Ensuite to Master, Bathroom, Front and Rear Garden, Parking for two cars. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: B



Entrance

Composite entrance door, consumer unit, telephone point, radiator, door to Lounge and door to;

Downstairs W/C

Low level W/C, wash hand basin, radiator.

Lounge

4.60 x 3.05 (15'1" x 10'0")

Upvc Double glazed window to front, T.V point, radiator, understairs storage cupboard, stairs to first floor, opening to;

Kitchen / Diner

4.12 x 2.54 (13'6" x 8'3")

Upvc Double glazed window and French doors to rear, range of wall and base units with work surface over and tiled splashback, integrated fridge/freezer, eye level electric oven, electric hob with extractor over, stainless steel sink and drainer, space for washing machine and dishwasher, radiator.

Stairs and Landing

Loft hatch, storage cupboard, doors off to all rooms.

Bedroom 1

2.71 x 2.59 (8'10" x 8'5")

Upvc Double glazed window to rear, built in double wardrobes, radiator, door to;

En-Suite

Shower cubicle with electric shower, low level W/C, wash hand basin, heated towel rail.

Bedroom 2

4.12 x 7.7 (13'6" x 25'3")

Upvc Double glazed window to front, built in double wardrobe, radiator.

Bathroom

Panelled bath, low level W/C, wash hand basin, part tiled walls, heated towel rail.

Rear Garden

Enclosed by wall and fencing, laid to patio with AstroTurf, summerhouse, sun awning, outside tap, gate to rear parking spaces and gate to front.

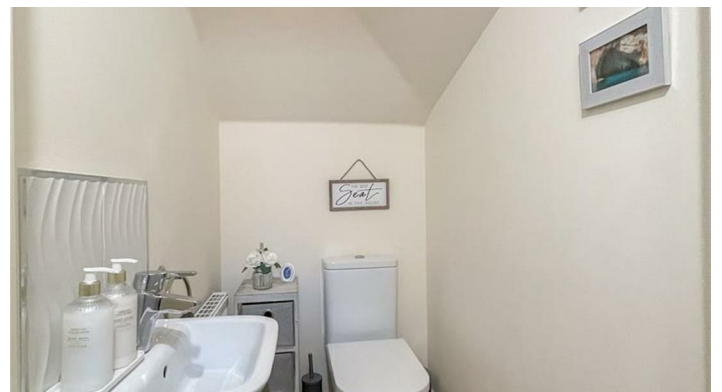
Front Garden

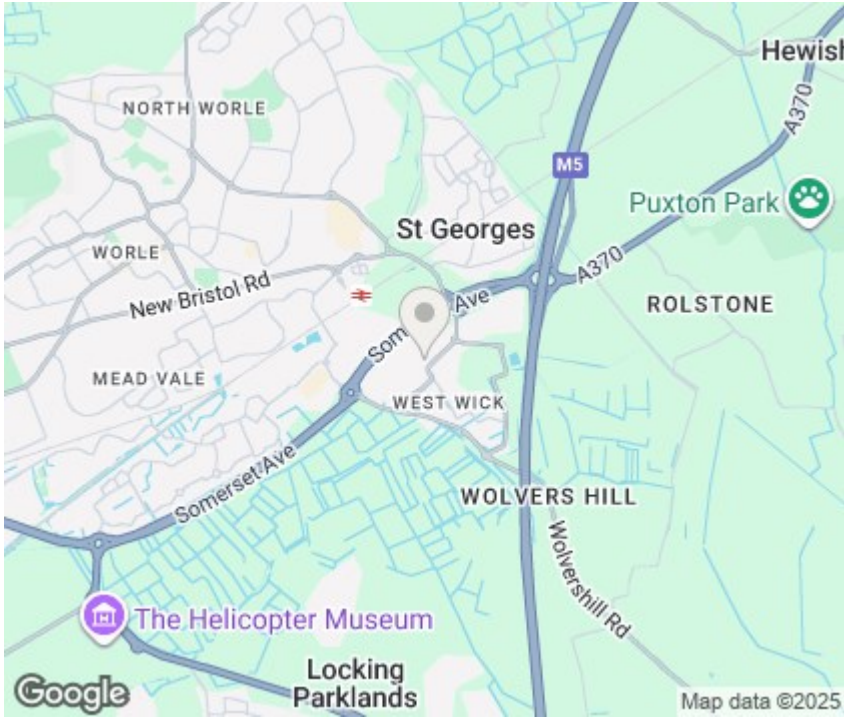
Set behind private mature hedging with a Rhyne to the front and laid decorative gravel.

Parking

Two allocated parking spaces to rear of property.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

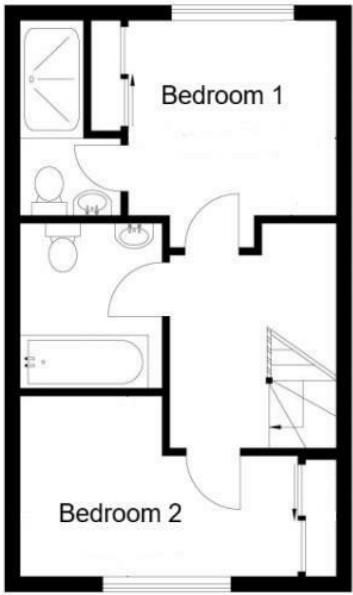
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

19 Blackburn Way, Weston Super Mare

Approx. Gross Internal Area
642.1 Sq.Ft - 59.7 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.