



3 Hidcote Mews, Weston Village, Weston super Mare, BS24 7JD

£330,000

- Well Presented Family Home
- Lounge & Dining Room
- Kitchen
- Garage and Driveway
- Four Bedrooms, Ensuite to Master
- Office/Study
- Front and Rear Gardens
- Close to Schools, Transport Links & Amenities

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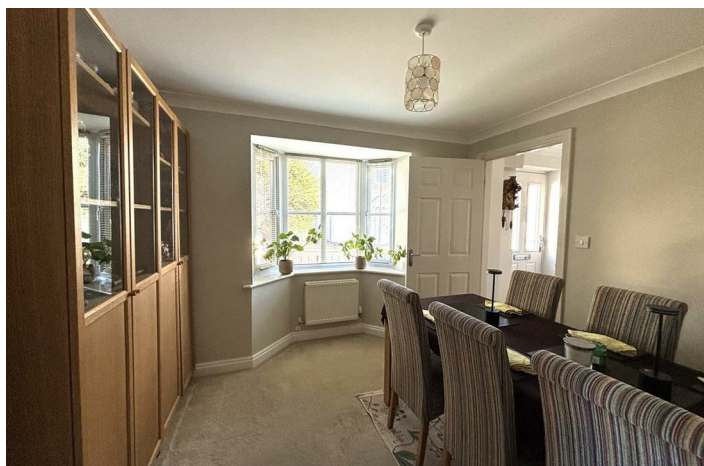
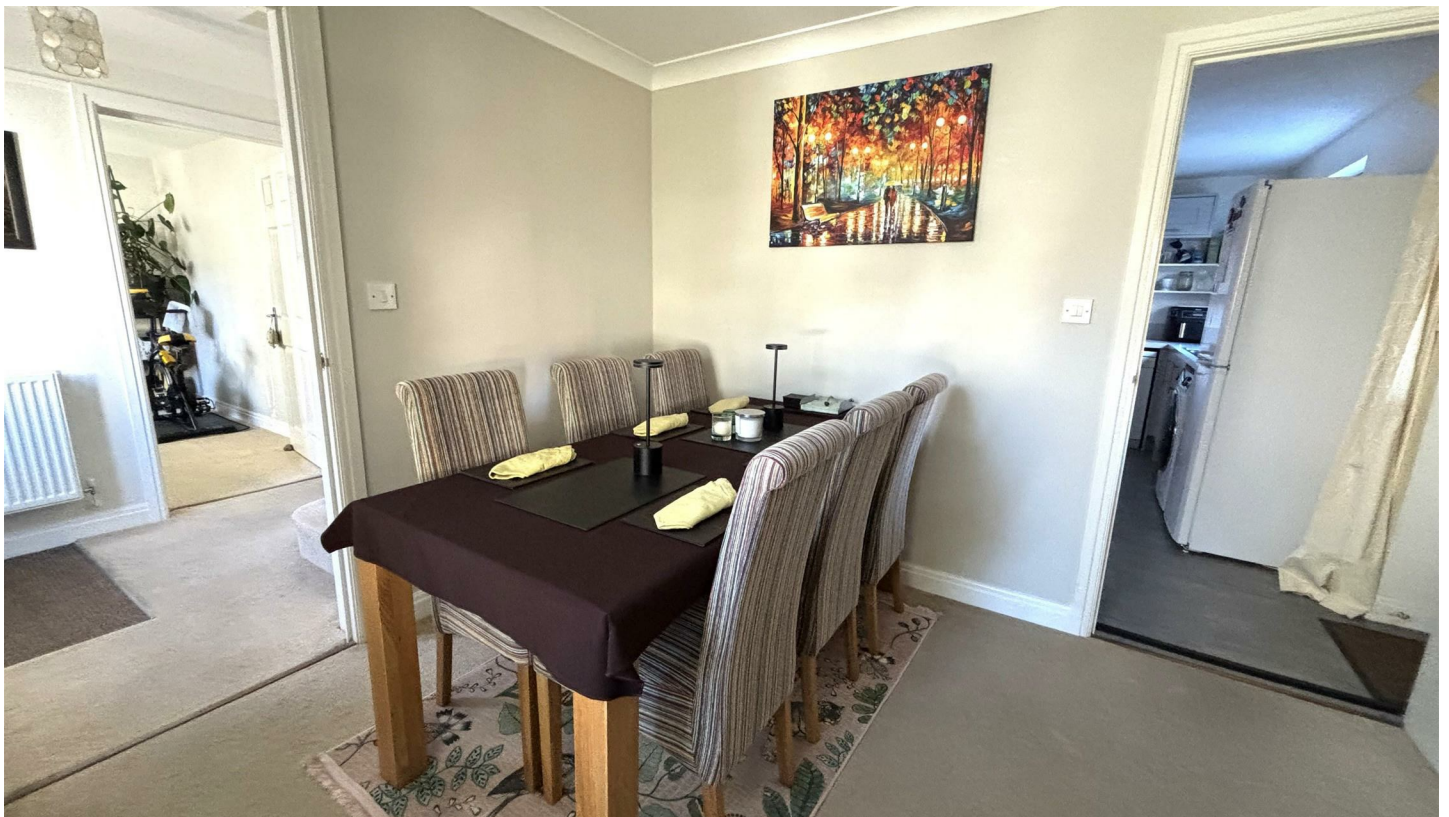
Rachel J Homes is delighted to market this well presented attached property situated in the popular development of Weston Village. If you want a lovely sized property with easy access to transport links, amenities and schools then make sure this is on your list to view. Tucked away in a mews, the accommodation of this lovely home briefly comprises of Entrance Hall, Downstairs WC, Lounge, Dining Room, Study, Kitchen, Four Bedrooms, Master with Ensuite, Front Garden, Rear Garden with Log Cabin 3m x4m, Garage and Parking. Added benefits of this great property are double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours.



EPC

Freehold

Council Tax Band: D



Entrance Hall

Composite door, coved ceiling, stairs to first floor, under stairs storage cupboard, thermostat, phone point, radiator, doors off.

Office

3.73m by 3.40m (12'2" by 11'1")

UPVC double glazed bay window to front, double radiator, phone point.

Lounge

4.60 by 3.40 (15'1" by 11'1")

UPVC double glazed window to side, .TV point, double radiator, wooden fire surround with marble hearth and back plate.

Downstairs WC

White suite comprising low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator.

Kitchen

4.14 by 3.96 (13'6" by 12'11")

UPVC double glazed window to side, wooden part glazed door to side, range of wall and floor units with work surface over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, space for dishwasher, space for fridge/freezer, built in gas hob with extractor hood over, built in electric oven, laminate floor, door to:-

Dining Room

3.28 by 3.12 (10'9" by 10'2")

UPVC double glazed bay window to front, double radiator, T.V point.

Stairs to first floor landing

Coved ceiling, access to loft space which is part boarded and houses combination boiler for domestic hot water and gas central heating, storage cupboard, radiator, doors off.

Bedroom 1

3.45 by 3.38 (11'3" by 11'1")

UPVC double glazed window to front, radiator, two built in double wardrobes, phone point, T.V point, door to:-

En-suite

UPVC double glazed window to front, low level WC, pedestal wash hand basin, shower cubicle, extractor fan, shaving point, radiator.

Bedroom 2

3.38 by 3.20 (11'1" by 10'5")

UPVC double glazed window to front, built in double wardrobe.

Bedroom 3

2.79 by 2.77 (9'1" by 9'1")

UPVC double glazed window to side, radiator, built in double wardrobe.

Bedroom 4

2.77 by 2.69 at widest (9'1" by 8'9" at widest)

UPVC double glazed window to side, radiator.

Bathroom

2.36 by 1.70 (7'8" by 5'6")

Part tiled walls, low level WC, panel bath with shower over, pedestal wash hand basin with mixer tap over, extractor fan, shaver point, radiator.

Front Garden

Enclosed by railings, laid to ornamental chippings, mature shrubs.

Rear Garden

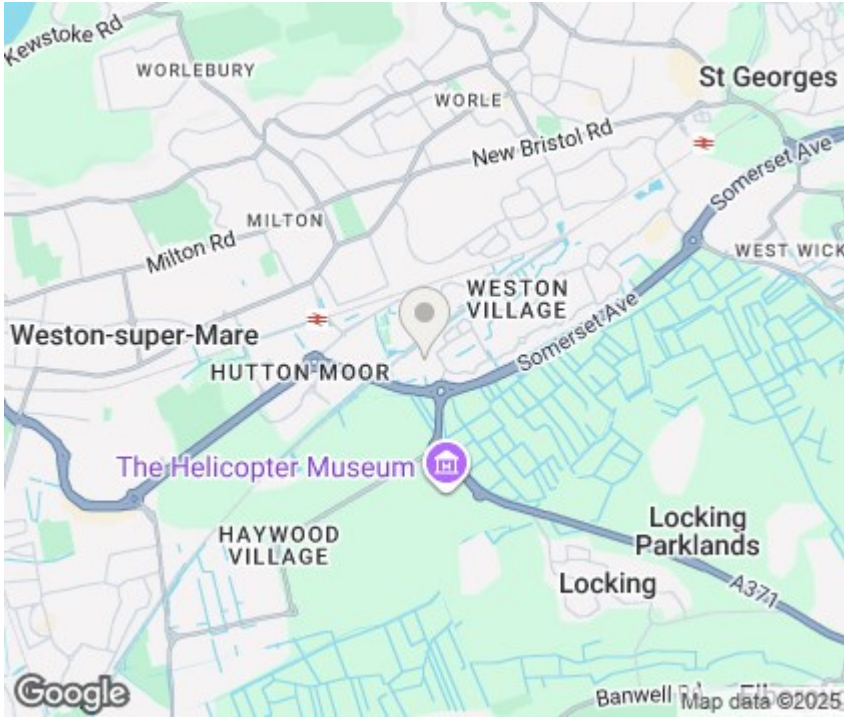
Enclosed by wall,, mainly laid to lawn and patio. Log cabin (3m x 4m), multi purpose that is suitable for use as a workshop, hobby room or garden room, side access

Garage and Driveway

Up and over door, parking in 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) 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 