



9 Canterbury Close, Weston-Super-Mare, BS22 7TS

£230,000

- Semi Detached Bungalow
- Lounge
- Conservatory
- Double Glazing
- Two Bedrooms
- Kitchen & Utility Area
- Shower Room
- Garage and Parking for Several Vehicles

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Rachel J Homes is delighted to market this Semi Detached Bungalow ideally situated in North Worle, and close to Shops, Amenities, and Transport Links. Tucked away in a cul de sac, this property comprises of Entrance Porch, Hallway/Utility, Kitchen, Lounge, Inner Hallway, Two Bedrooms, Conservatory, Shower Room, Front and Rear Gardens, Garage and Driveway for several cars. Added benefits of this home include double glazing, solar panels and no onward chain. Accompanied viewings - CALL NOW!!



EPC
D

Freehold

Council Tax Band: B



Porch

Upvc Double glazed and brick construction, Upvc Double glazed door into;

Hallway/Utility

Space and plumbing for washing machine & tumble dryer, gas meter, door to lounge, door to;

Kitchen

2.55 x 1.67 (8'4" x 5'5")

Upvc Double glazed window to side, range of wall and base units with work surface over and splash back, space for fridge freezer and built in dishwasher, induction hob, eye level electric oven, heated towel rail, laminate flooring.

Lounge

4.86 x 3.04 (15'11" x 9'11")

Upvc Double glazed window to front, T.V point, gas fire set into fireplace, radiator, door to;

Inner Hallway

Access to loft, doors off

Bedroom 1

3.94 x 2.53 (12'11" x 8'3")

Upvc Double glazed patio doors to Conservatory, radiator, T.V point.

Bedroom 2

2.59 x 2.15 (8'5" x 7'0")

Upvc Double glazed door to conservatory, radiator.

Conservatory

3.80 x 2.18 (12'5" x 7'1")

Upvc Double glazed construction with polycarbonate roof.

Shower Room

Upvc Double glazed window to side, double shower cubicle with electric shower, wash hand basin set into vanity, low level W/C, heated towel rail.

Rear Garden

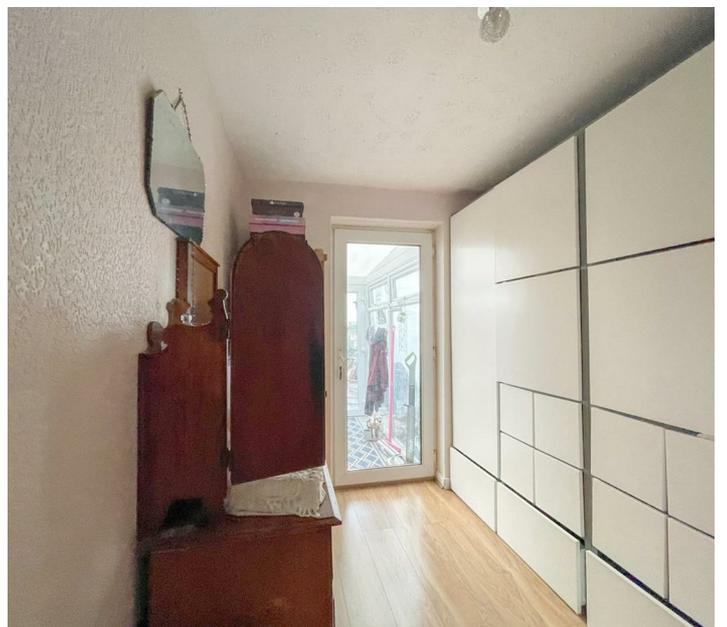
Enclosed by fencing. laid to patio with composite decking area, mature shrubs and trees, 2 sheds, personal door into garage.

Front

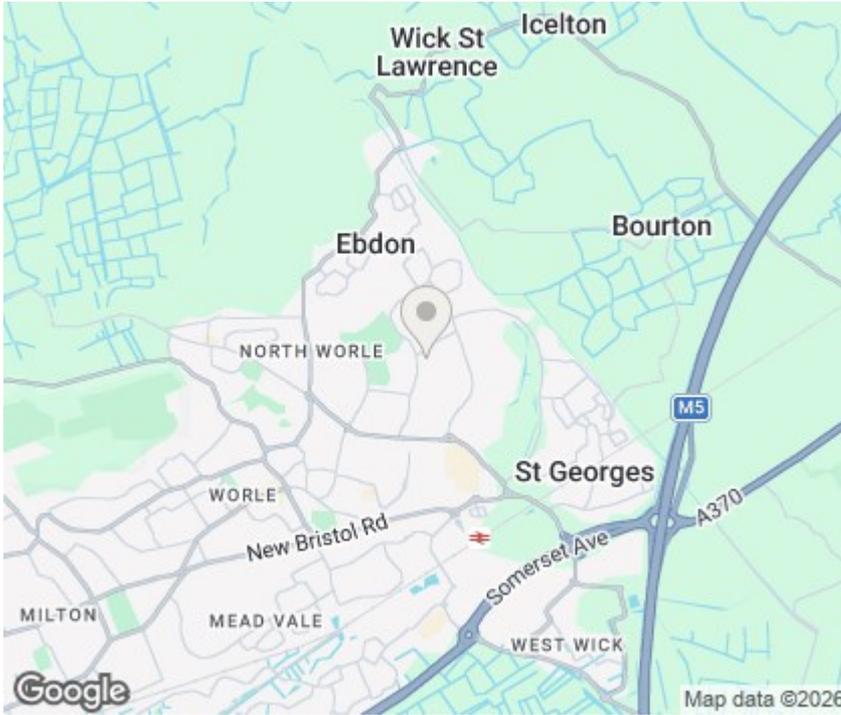
Laid to decorative gravel and paving with parking for 1 car.

Garage

Up and over door, light and power, parking in front for several vehicles.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



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