



**8 Kent Avenue, West Wick, Weston super Mare, BS24 7FH**

**£323,000**

- Well Presented Terrace Town House
- Two Reception Rooms
- Family Bathroom, En-Suite & DS W/C
- Double Glazed & GCH
- Three Bedrooms - Formerly Four Beds
- Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- Garage & Parking



# 8 Kent Avenue, West Wick BS24 7FH

Rachel J Homes is thrilled to market this extremely well presented terrace town house, ideally situated in the popular location of West Wick giving easy access to Shops, Schools, Rail and Bus Routes and M5 corridor. If you are looking for a home that can give you plenty of space for your growing family, make sure this is on your list to view. The accommodation which is arranged over three floors briefly comprises of Entrance Hall, Downstairs WC, Dining Room, Kitchen/Breakfast Room on the ground floor, Lounge, Bedroom Two and Ensuite on the first floor, and Master Bedroom, Bedroom Three and Bathroom on the second floor. Please note the master bedroom was originally two rooms and could easily be changed back to four bedrooms. There is a lovely low maintenance rear garden with a summerhouse, garage and parking for two cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings are highly recommended - CALL NOW to book yours!!



3



2



2



EPC  
C

Freehold

Council Tax Band: C



**Entrance Hallway**

Composite entrance door, built-in double storage cupboard, stairs to first floor, doors off to all rooms.

**Downstairs W/C**

Low level W/C, pedestal wash hand basin,

**Dining Room**

2.84m x 2.74m (9'4" x 9'0")

Upvc Double glazed window to front, radiator.

**Kitchen / Breakfast Room**

4.48 x 4.01 (14'8" x 13'1")

Upvc Double glazed window and French doors to rear, An exceptional, recently installed, fully integrated kitchen of superior quality, incorporating a comprehensive range of modern appliances including an instant hot water tap, waste disposal, microwave and wine fridge. Thoughtfully designed to combine outstanding functionality with contemporary style.

**Stairs to First Floor**

Stairs to second floor, doors off to all rooms.

**Bedroom 2**

3.58 x 2.88 (11'8" x 9'5")

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

**En-Suite**

Upvc Double glazed window to rear, low level W/C, pedestal wash hand basin, shower cubicle with hot water mixer shower.

**Lounge**

14.8 x 13.0 (48'6" x 42'7")

Two Upvc Double glazed windows to front, T.V point, two radiators, electric feature fire set into surround.

**Stairs to Second Floor**

Built-in double storage cupboard, doors to bedroom 3 and bathroom, open plan to main bedroom (formally Bedroom two & four)

**Master Bedroom**

4.53 x 4.42 (14'10" x 14'6")

Formally bedroom two & bedroom four.

Two Upvc double glazed windows to front, two radiators.

**Bedroom 3**

3.60 x 2.43 (11'9" x 7'11")

Upvc Double glazed window to rear, radiator.

**Bathroom**

2.05 x 1.68 (6'8" x 5'6")

Upvc Double glazed window to rear, panel bath, low level W/C, pedestal wash hand basin, radiator.

**Rear Garden**

Enclosed by fencing, laid to patio with Astro-turf, mature shrubs and trees, garden stylish summer house with power, gate giving access to rear passageway to garage and parking.

**Garage and Parking**

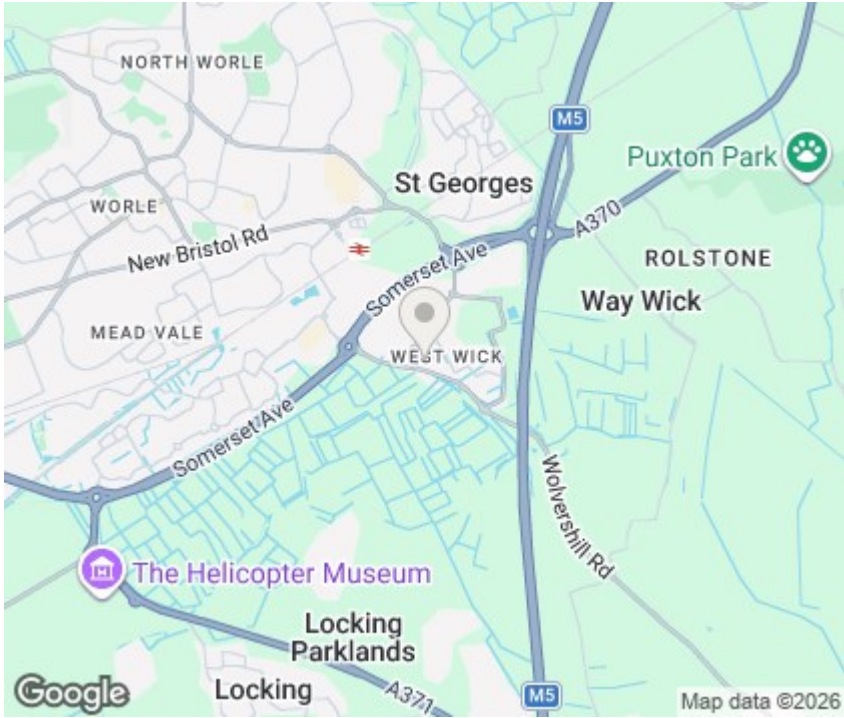
Up and over door, parking to front of garage for two cars.











Viewings

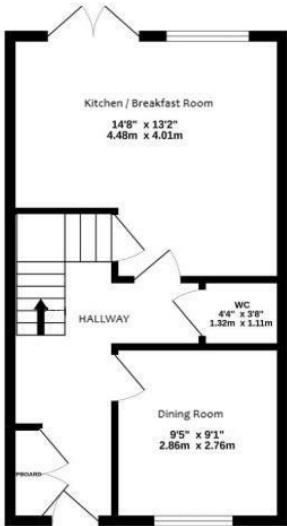
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

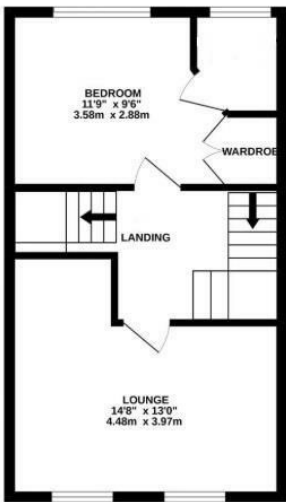
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(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	

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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