Rachel J Homes
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# Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk

## 4 Dickenson Road, Weston super Mare, BS23 1YW

## *£190,000*

- Large First Floor Flat
- Lounge and Sun Room
- Bathroom
- Garage and Parking
- Two Bedrooms plus Two Loft Rooms
- Kitchen
- Garden
- Close to Sea Front and Train Station

155 High Street, Worle, Weston Super Mare, BS22 6HQ
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# 4 Dickenson Road, BS23 1YW

Rachel J Homes is pleased to market this great sized First Floor Flat, ideally situated near the Sea Front, Town Centre, Train Station and Bus Terminals. If you are looking for a spacious flat with plenty of room inside and out and one that you can put your own stamp on, make sure this is on your list to view. The property which benefits from having it's own entrance, briefly comprises of Entrance Porch, Hallway, Lounge, Sun Room, Kitchen, Two Bedrooms, Bathroom, plus the loft has been converted providing two versatile spaces for hobby/study/gym areas. The property also has a garage and off road parking and garden. Further added benefits include double glazing and gas central heating. Certainly a property that needs to be viewed internally to fully appreciate what is on offer. Accompanied viewings - CALL NOW!!

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EPC D

Freehold

Council Tax Band: A

### Entrance Porch
UPVC double glazed door and windows into porch area, stairs to first floor, door to further porch area

### Hallway
UPVC double glazed window to side, radiator, combination boiler, stairs to loft rooms, doors off

### Lounge
**4.70 x 3.92 (15'5" x 12'10")**
UPVC double glazed window to front, radiator, electric fire with surround

### Kitchen
**3.43 x 3.27 (11'3" x 10'8")**
UPVC double glazed window to rear, sliding patio doors into Sun Room, range of wall and base units with work surface over, one and half bowl sink and drainer, space for washing machine, fridge freezer, electric cooker point.

### Sun Room
**3.93 x 3.28 (12'10" x 10'9")**
UPVC built, door to external stairs, polycarbonate roof.

### Bedroom One
**4.04 x 3.70 (13'3" x 12'1")**
UPVC double glazed window to rear, radiator

### Bedroom Two
**4.03 x 1.68 (13'2" x 5'6")**
Window to front, radiator

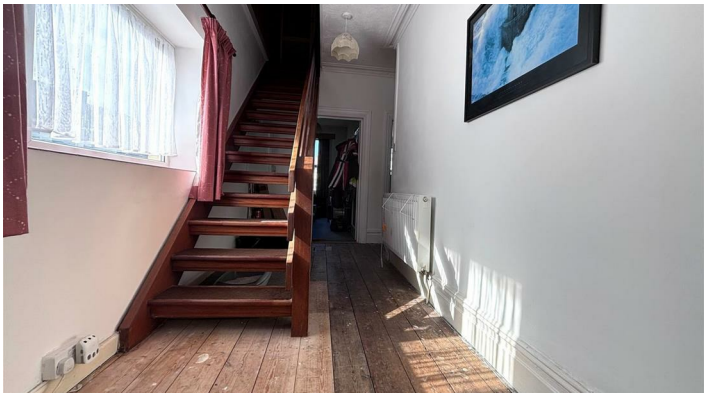
### Stairs to Loft Rooms and Landing
Built in cupboards, doors off

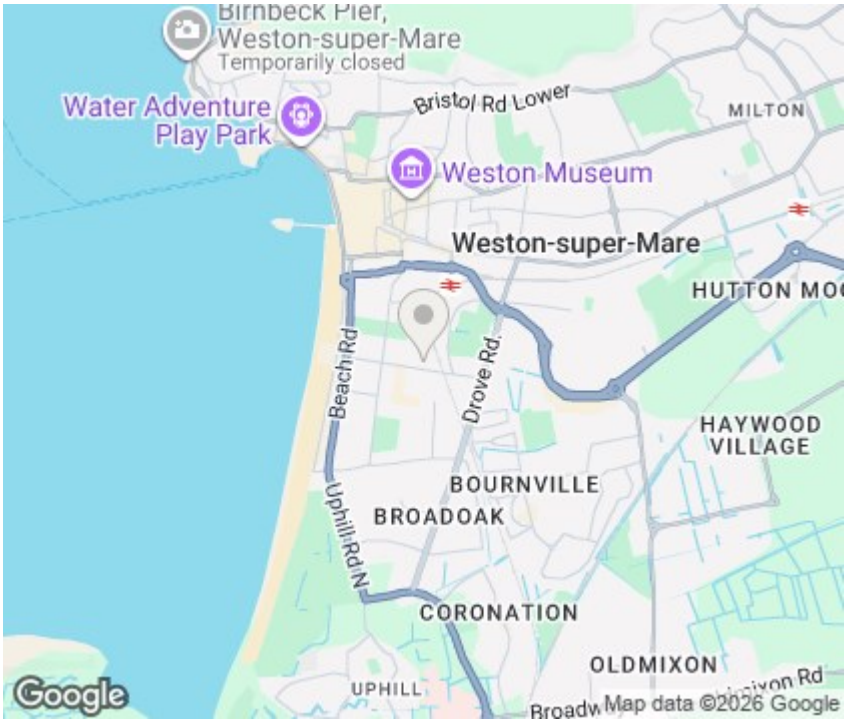
### Loft Room One
**4.05 x 2.70 (13'3" x 8'10")**
UPVC double glazed window to front, radiator, eaves storage

### Loft Room Two
**3.28 x 2.57 (10'9" x 8'5")**
UPVC double glazed window to rear, radiator

### Garden
Enclosed by walling and fencing, laid to patio , mature shrubs and trees

### Garage and Parking
Garage with double doors, parking space



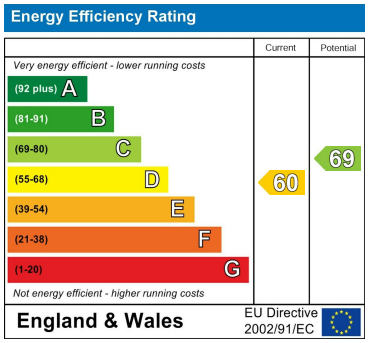



## Viewings

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

## EPC Rating:

D



Total area: approx. 117.2 sq. metres (1261.0 sq. feet)

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