



**26 Walnut Close, Weston-Super-Mare, BS24 9HB**

**£350,000**

- Well Presented Detached Dorma Bungalow
- Lounge and Sun Room
- Downstairs Shower Room
- Garage and Parking for Many Vehicles
- Three Double Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- No Chain

# 26 Walnut Close, Weston-Super-Mare BS24 9HB

Rachel J Homes is thrilled to market this Well Presented Detached Dorma Bungalow ideally situated in the South side of Weston close to Amenities, Shops and Schools. If you are looking for a spacious home for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Sun Room, Kitchen/Diner, Bedroom One, Downstairs WC and Downstairs Shower Room, on the first floor there are Two Double Bedrooms and a Separate WC. Outside a South facing rear garden and and the front there are two lawn areas with mature shrubs and trees, a 21'3 garage and a large block paved driveway providing off road parking for many vehicles. Added benefits include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: D



### **Entrance Hallway**

UPVC double glazed entrance door and full length window, stairs to first floor landing, radiator, telephone point and doors to off to all rooms.

### **Lounge**

**6.93 x 3.33 (22'8" x 10'11")**

UPVC double glazed bay window to front, feature fireplace with surround, two radiators, television point, double doors opening to;

### **Sun Room**

**3.18m x 3.00m (10'5 x 9'10)**

UPVC double glazed windows to rear, radiator, door to garage and UPVC double glazed door to the garden.

### **Kitchen/Diner**

**5.00 x 3.43 (16'4" x 11'3")**

Two UPVC double glazed windows to rear, range of wall and base units with work surface over and tiled splashback, inset one and half bowl sink and drainer with mixer tap over, dual fuel Rangemaster, integrated fridge, space for washing machine and dishwasher, space for dining table and chairs, radiator, under-stair storage cupboard and door to Sun Room.

### **Bedroom One**

**3.61 x 3.48 (11'10" x 11'5")**

UPVC double glazed window to front, radiator.

### **Downstairs W/C**

UPVC double glazed window to side, low level W/C.

### **Downstairs Shower Room**

**2.54 x 1.98 (8'3" x 6'5")**

UPVC double glazed window to side, large shower cubicle with rainfall style mains shower over with separate handheld attachment, wash hand basin set into vanity unit, LED light mirror, storage cupboard, vertical radiator, tiled walls.

### **Stairs to First Floor**

UPVC double glazed window to rear, doors off to all rooms.

### **Bedroom Two**

**4.37 x 3.35 (14'4" x 10'11")**

UPVC double glazed dual aspect windows to side and rear, radiator, eaves storage cupboard.

### **Bedroom Three**

**3.68 x 2.62 (12'0" x 8'7")**

UPVC double glazed dual aspect windows to side and rear, radiator, built-in storage cupboard.

### **Separate W/C**

Low level W/C, wash hand basin, storage cupboard housing Worcester boiler.

### **South Facing Rear Garden**

Enclosed by fencing and mostly laid to lawn with mature trees, hedges and plants, raised deck and patio area to the rear of the garden, wooden shed, greenhouse.

### **Garage**

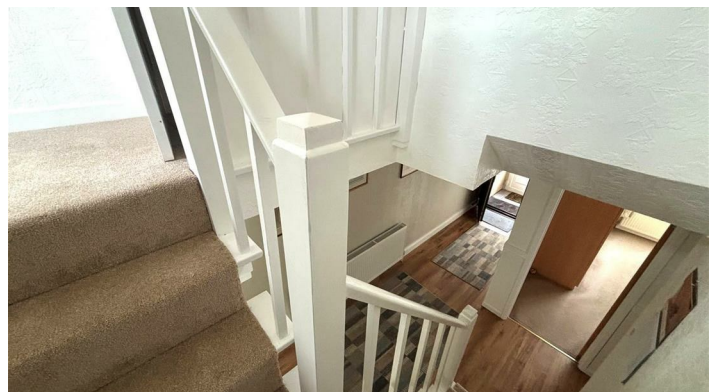
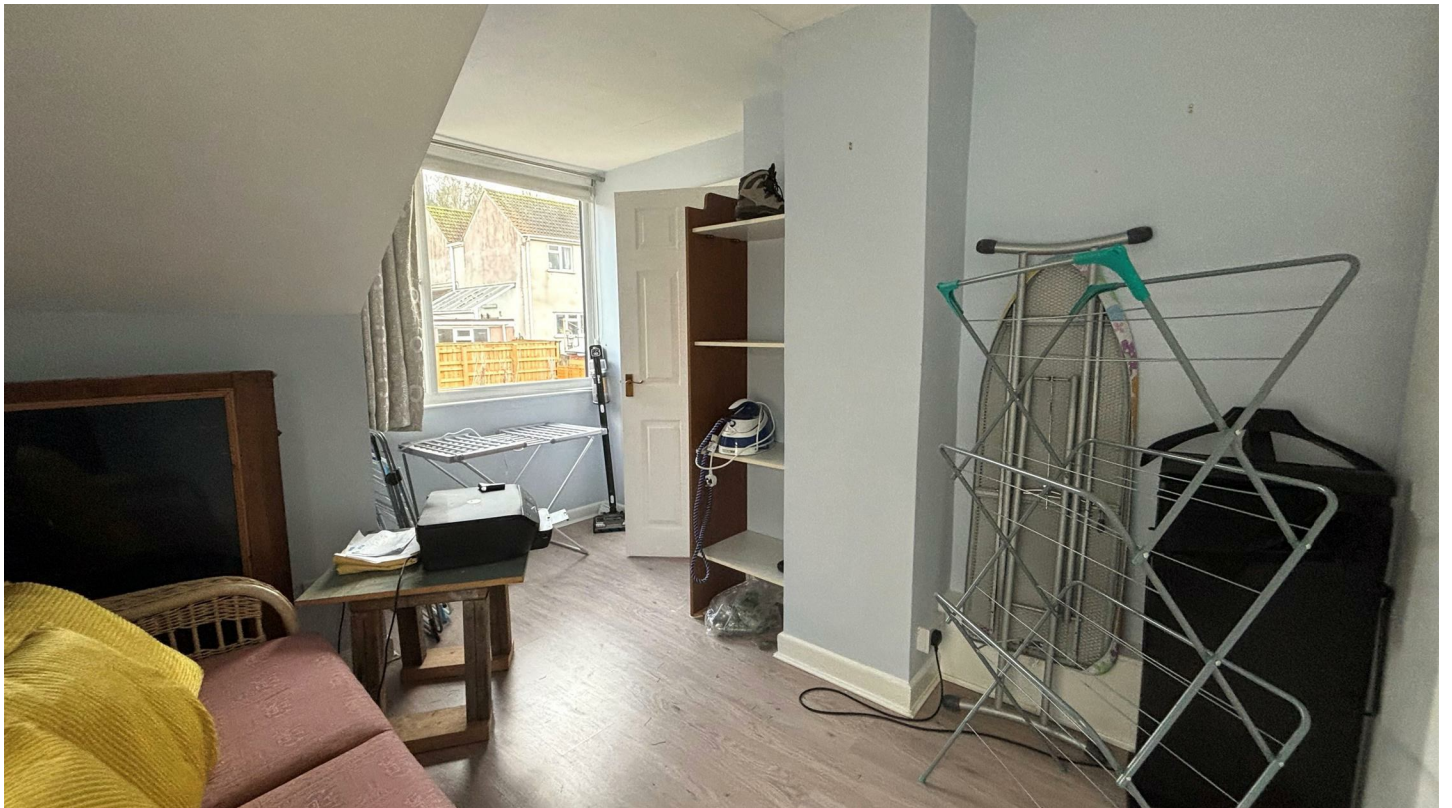
**6.48 x 2.41 (21'3" x 7'10")**

Up and over door to the front, power and lighting, window to rear and courtesy door to the Sun Room.

### **Front Garden & Parking**

Large block paved drive with off street parking for several vehicles, two lawn areas with matures trees and hedges.







## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 1102.8 sq. feet



**First Floor**  
Approx. 377.4 sq. feet



Total area: approx. 1480.2 sq. feet

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