



**1 Brent Close, Weston-Super-Mare, BS24 9XW**

**£315,000**

- Well Presented End of Terrace House
- Open Plan Lounge, Dining Room, Kitchen
- Utility & DS W/C
- Driveway for at least Two Cars
- Three Good Sized Bedrooms
- Conservatory
- Double Glazed & GCH
- No Chain

# 1 Brent Close, Weston-Super-Mare BS24 9XW

Rachel J Homes is delighted to market this much improved End Terrace House which is ideally situated on the edge of Hutton Village in Woodside and close to Schools, Shops and Amenties. If you are looking for a lovely family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Open Plan Lounge, Dining Room and Kitchen, Conservatory, Utility Room, Three Good Sized Bedrooms, Bathroom, Low Maintenance Rear Garden, Garage for storage and Block Paved Driveway for at least two cars. Added benefits of this super home include double glazing, gas central heating ( Combi Boiler fitted September 2025) plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**  
D

**Freehold**

**Council Tax Band: B**



### **Entrance Hallway**

Composite entrance door, coved ceiling, radiator, stairs to first floor, laminate flooring, doors off to all rooms.

### **Downstairs W/C**

Low level W/C, wash hand basin, fully tiled walls, laminate flooring, heated towel rail.

### **Utility Room**

**2.06 x 1.75 plus an understair recess (6'9" x 5'8" plus an understair recess)**

Wall and base units with work surface over, tiled flooring, plumbing for washing machine.

### **L Shaped Open Plan Living**

**7.06 x 5.41 (23'1" x 17'8")**

#### **Kitchen Area**

Upvc Double glazed window to front and Upvc Double glazed door to side, range of wall and base units with work surface over and tiled splash back, composite sink and drainer with mixer tap over, electric hob with extractor over, eyelevel electric oven, space for slim line dishwasher and fridge freezer, vertical feature radiator, Laminate flooring.

#### **Lounge/Dining**

Upvc Double glazed window and patio doors to Conservatory, chimney breast with timber mantle and tiled hearth, T.V. point, laminate flooring, coved ceiling, two radiators.

### **Conservatory**

**5.03 x 2.36 (16'6" x 7'8")**

Upvc Double glazed and brick construction with Upvc double glazed roof, laminate flooring, Upvc double glazed French doors to the rear garden.

### **Stairs and Landing**

Access to loft, doors off.

### **Bedroom 1**

**4.22 x 2.97 (13'10" x 9'8")**

Upvc Double glazed window to rear, coved ceiling, radiator.

### **Bedroom 2**

**3.33 x 2.82 (10'11" x 9'3")**

Upvc Double glazed window to rear, coved ceiling, radiator.

### **Bedroom 3**

**2.82 x 2.36 (9'3" x 7'8")**

Upvc Double glazed window to front, coved ceiling, radiator.

### **Bathroom**

Two Upvc Double glazed windows to Front, panelled bath with waterfall mixer tap over, corner shower cubicle, pedestal wash hand basin with waterfall mixer tap over, low level W/C, fully tiled walls, tiled floor, heated towel rail.

### **Rear Garden**

Enclosed by fencing, laid mainly to Astro-Turf with patio area, side gate, outside tap.

### **Front**

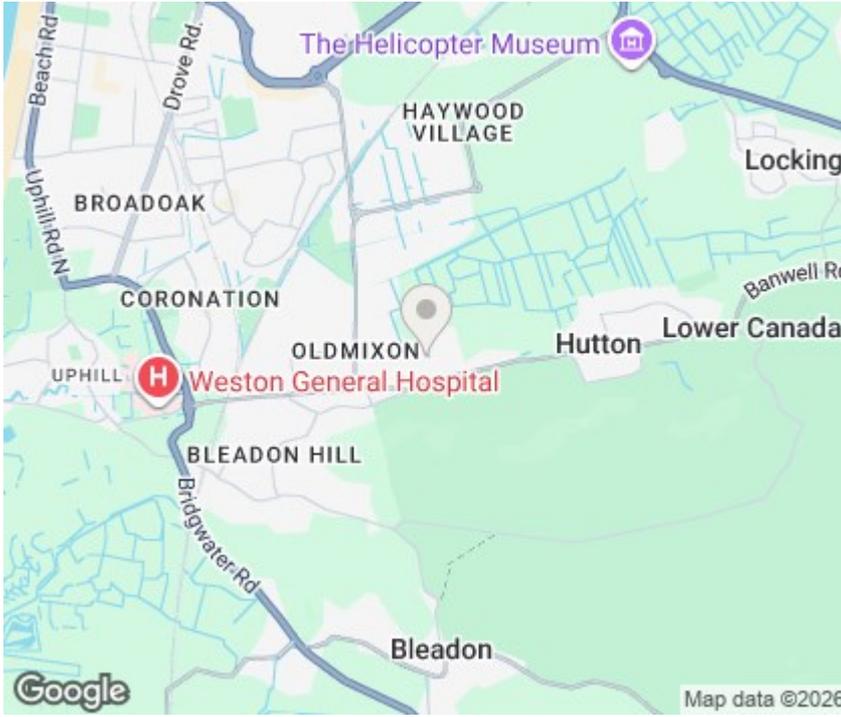
Laid to block paving with parking for at least two cars, at the front of the garage is a double electric socket,

### **Garage**

Up and over door, lighting, garage used for storage as the rear of the garage has been made into the Utility room.







## Viewings

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

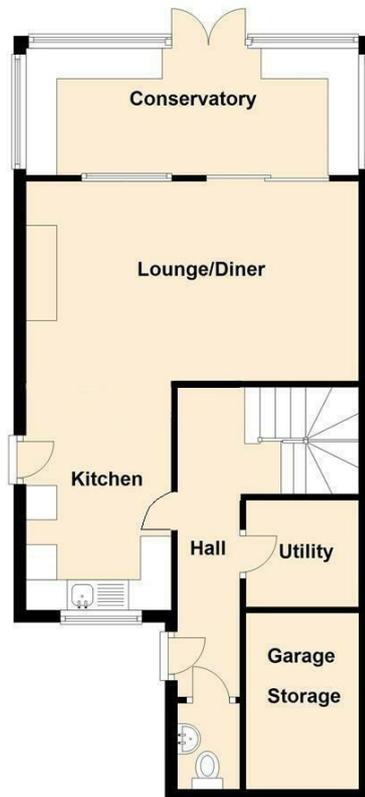
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

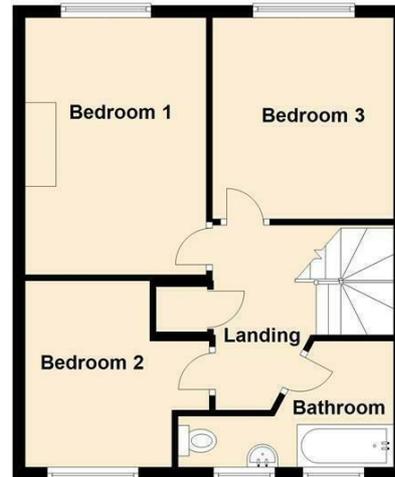
### Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 99.5 sq. metres (1071.3 sq. feet)

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