



**Woodlands Shrubbery Avenue, Weston-Super-Mare, BS23 2JT**

**£575,000**

- Well Presented Detached House
- Three Reception Rooms
- Large Front Garden
- Full of Charm and Character
- Four Bedrooms
- Kitchen/Breakfast Room and Utility
- Double Garage and Driveway for Several Vehicles
- Weston Hillside Location

# Woodlands Shrubbery Avenue, Weston-Super-Mare BS23 2JT

Rachel J Homes is delighted to market this fantastic Detached House which is full of character with plenty of original features which only further enhances the charm. Located on Weston Hillside it is close to Weston Sea Front, Town Centre and Amenities. If you are looking for a home that can offer good sized rooms for your family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Sitting Room, Dining/Family Room, Snug/Office, Kitchen/Breakfast Room, Utility, Four Bedrooms, Ensuite and Family Bathroom, Large Front Garden, Rear Garden, Workshop, Double Garage and Parking for several vehicles. Added benefits of this super home include double glazing, and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: F



### **Entrance**

Wooden entrance door and side windows, tiled flooring.

### **Entrance Hallway**

Radiator, understairs storage cupboard, doors off to all rooms, stairs to First floor.

### **Downstairs W/C**

Low level W/C, wash hand basin set into vanity unit, shower cubicle.

### **Sitting Room**

**4.57 x 4.42 (14'11" x 14'6")**

Upvc Double glazed French doors and side window to sun terrace, two Upvc Double glazed windows to side, feature fireplace with wood burner and two nook seats, TV point, radiator, door to;

### **Study/Snug**

**3.30 x 2.39 (10'9" x 7'10")**

Upvc Double glazed window to rear, radiator.

### **Dining/Family Room**

**4.46 x 3.30 (14'7" x 10'9")**

Upvc Double glazed bay window to front with window seat, two radiators picture rails, feature fireplace with open fire.

### **Kitchen/Breakfast Room**

**4.94 x 3.80 (16'2" x 12'5")**

Dual aspect Upvc Double glazed windows to side and rear, range of wall and base units with work surface over and tiled splash back, central Island with gas hob and extractor over, built-in electric eye level oven and grill, space for fridge freezer and dishwasher, stainless steel sink and drainer with mixer tap over, two pantry cupboards with single glazed windows to rear, window seat, tiled floor, door to;

### **Utility**

Upvc Double glazed window and wooden door to rear, Belfast sink, space for washing machine and tumble dryer.

### **Stairs and Landing**

Upvc Double glazed window to rear, staggered landing. door to eaves storage, doors off to all rooms.

### **Master Bedroom**

**5.53 x 4.48 (18'1" x 14'8")**

Upvc Double glazed bay window to front, radiator, picture rail, door to;

### **En Suite**

Low level W/C and wash hand basin set into vanity unit with tiled splashback.

### **Bedroom 2**

**4.60 x 3.80 (15'1" x 12'5")**

Dual aspect Upvc Double glazed windows to front and rear, two built in storage cupboards, picture rail, built in full length wardrobes and drawers, door to;

### **En-Suite**

Upvc Double glazed window to side, fully tiled walls, low level W/C, wash hand basin set into vanity unit, shower cubicle with hot water mixer shower over, heated towel rail.

### **Bedroom 3**

**3.83 x 2.83 (12'6" x 9'3")**

Upvc Double glazed window to side, cupboard housing boiler and water tank, picture rail, radiator.

### **Bedroom 4**

**2.69 x 2.37 (8'9" x 7'9")**

Upvc Double glazed window to front, radiator.

### **Bathroom**

Two Upvc Double glazed windows to rear, panel bath with hot water handheld mixer shower over, wash hand basin set into vanity unit, shower cubicle with hot water mixer shower, heated towel rail, fully tiled walls.

### **Separate W/C**

Upvc Double glazed window to rear, low level W/C and wash and basin set into vanity unit.

### **Front**

Enclosed by hedging and fences with gated access, laid to lawn with a variety of mature trees, shrubs flowers, summer house with patio, pond, driveway for several cars.

### **Rear Garden**

Staggered garden enclosed by wall and laid to decorative gravel, outside tap, steps to gate with access to South Road.

## Green House

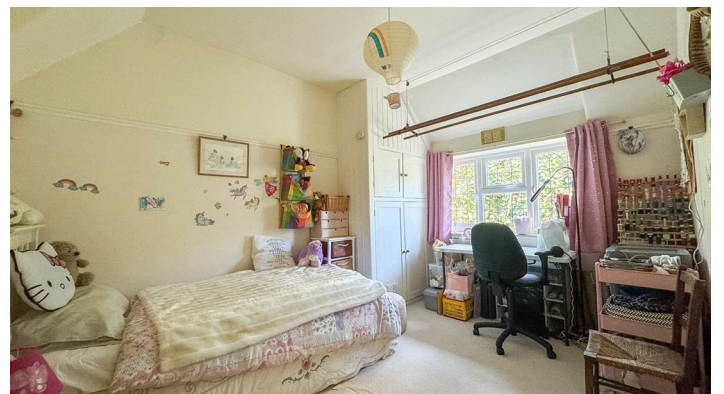
Upvc Double glazed and brick construction, personal door to front.

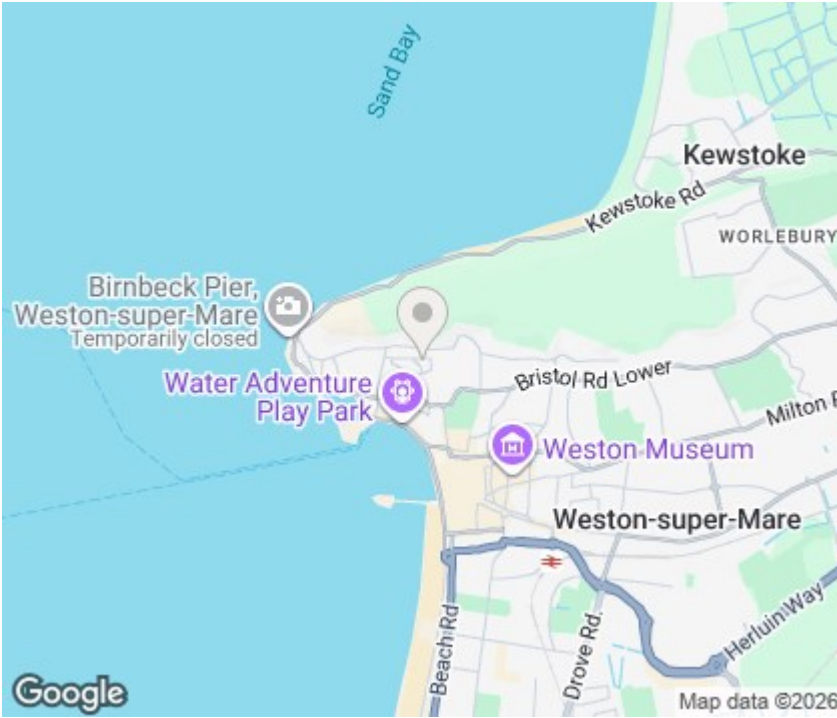
## Double Garage

5.16 x 5.13 (16'11" x 16'9")

Up and over door, light and power, personal door to side, opening to Workshop.







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Woodlands, Weston Super Mare

Approx. Gross Internal Area  
2156.0 Sq.Ft - 200.3 Sq.M  
(Total area includes garage)



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.