



**88 Mead Vale, Weston-Super-Mare, BS22 8RT**

**£250,000**

- Semi Detached House
- Lounge and Dining Room
- Double Glazed and GCH
- Garage and Parking
- Three Bedrooms
- Kitchen
- South West Facing Rear Garden
- No Chain



# 88 Mead Vale, Weston-Super-Mare BS22 8RT

Rachel J Homes is delighted to market this Semi Detached House ideally situated in South Worle and close to Schools, Shops, Amenities and Transport Links via Rail, Bus and M5 corridor. This would make an ideal first time buy, investment or maybe you are downsizing. If you are looking for a home that you can put your own stamp on, make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch area, Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Front and Southwest Facing Rear Garden, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**

**Freehold**

**Council Tax Band: B**



### **Side Entrance Porch**

Upvc double glazed door into side access, Upvc double glazed door to rear garden & Upvc double glazed door into;

### **Entrance Hallway**

Stairs to first floor, door to kitchen & door to;

### **Lounge**

**5.08 x 3.26 (16'7" x 10'8")**

Upvc double glazed window and patio doors to rear, radiator, coved ceiling, tv point, fireplace, door to;

### **Dining Room**

**2.72 x 2.57 (8'11" x 8'5")**

Upvc double glazed window to front, coved ceiling, dado rail, under stairs storage cupboard, smaller cupboard with mains gas pipe, heating thermostat, door to;

### **Kitchen**

**2.55 x 2.24 (8'4" x 7'4")**

Upvc double glazed window to front, range of wall and base units with work surface over and tiled splash back, inset gas hob with electric oven under and extractor over, space for washing machine, dishwasher, under counter fridge and freezer, wall mounted combo boiler, stainless steel sink and drainer.

### **Stairs and Landing**

Doors to all rooms, access to loft which is part boarded and has a ladder.

### **Bedroom 1**

**3.29 x 3.02 (10'9" x 9'10")**

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

### **Bedroom 2**

**3.59 x 2.57 (11'9" x 8'5")**

Upvc double glazed window to front, coved ceiling, radiator, over stairs storage cupboard.

### **Bedroom 3**

**1.97 x 1.95 (6'5" x 6'4")**

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

### **Bathroom**

**2.39 x 1.65 (7'10" x 5'4")**

Upvc double glazed window to front, panel bath with double hot water mixer shower over, pedestal wash hand basin, low level W/C, part tiled walls, radiator.

### **Front**

Open plan and laid to lawn with pathway.

### **Rear Garden**

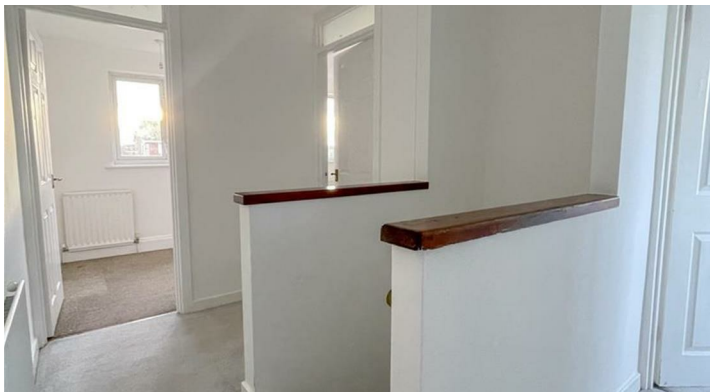
Enclosed by fencing, laid to lawn with patio area, personal door to garage, gate giving access to rear parking.

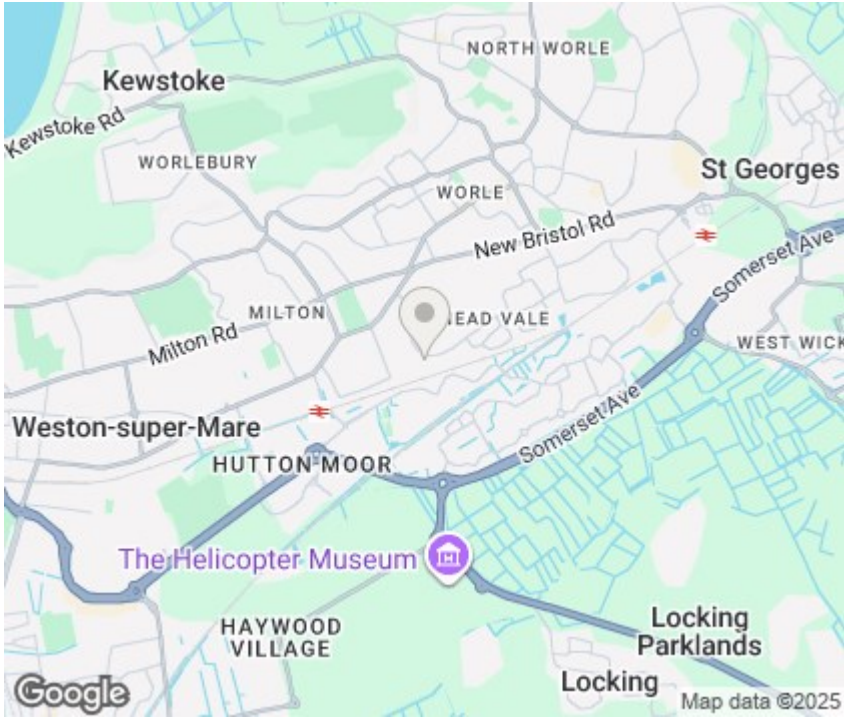
### **Garage and Parking**

Situated at the rear of the property, up and over door, light and power. Parking at the rear of the property.









Viewings

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

EPC Rating:

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