



**5, Ivybridge Tavistock Road, Weston-Super-Mare, BS22 6LP**

**£260,000**

- Well Presented End Terrace House
- Lounge
- Re-Fitted Shower Room
- Lovely Rear Garden
- Two Double Bedrooms
- Kitchen/Diner
- Double Glazed & GCH
- Off Road Parking For Two Cars

# Ivybridge Tavistock Road, Weston-Super-Mare BS22 6LP

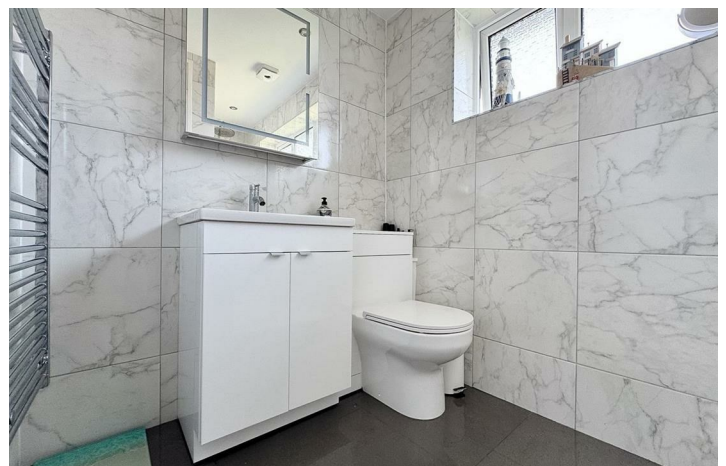
Rachel J Homes is delighted to market this well presented end terrace house ideally situated in Worle and close to shops, schools, amenities and transport links via rail, bus and M5 corridor. This would make an ideal first time buy if you are looking for spacious rooms. The accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen/Diner, Two Double Bedrooms, Shower Room, Rear Garden and Front Garden laid to decorative gravel providing parking for two cars. Added benefits of this lovely home include double glazing, and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: B



### **Entrance Hallway**

Upvc Double glazed composite entrance door, stairs to first floor, radiator, storage cupboard, door to kitchen/diner, stairs to first floor.

### **Lounge**

**5.31 x 3.02 (17'5" x 9'10")**

Upvc Double glazed dual aspect windows to front and rear, T.V point, coved ceilings, two radiators, laminate flooring.

### **Kitchen / Diner**

**6.91 x 2.62 (22'8" x 8'7")**

Upvc Double glazed Dual aspect windows to front and rear, Upvc Double glazed door too rear garden, range of wall and base units with work surface over and tiled splash back, inset stainless steel sink and drainer with mixer tap over, electric hob with extractor over and electric oven under, space for washing machine, dishwasher, tumble dryer and fridge/freezer, coved ceilings, laminate flooring, radiator.

### **Stairs & Landing**

Upvc Double glazed window to rear, loft access, airing cupboard housing boiler, doors off to all rooms.

### **Bedroom 1**

**4.57 x 2.64 (14'11" x 8'7")**

Upvc Double glazed window to rear, TV point, radiator.

### **Bedroom 2**

**3.53 x 3.02 (11'6" x 9'10")**

Upvc Double glazed window to front, TV point, radiator.

### **Shower Room**

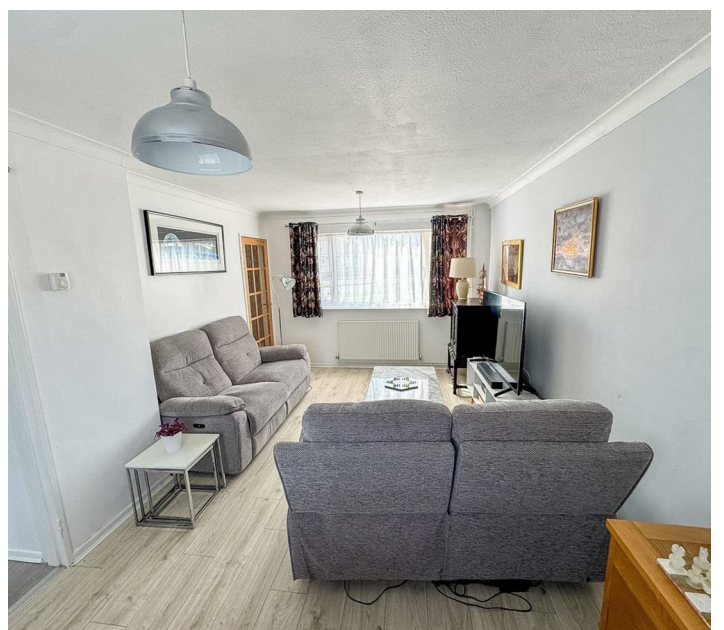
Upvc Double glazed eye level window to rear, low level W/C and wash hand basin set into vanity unit, double walk-in shower with double hot water sunflower shower, heated towel rail.

### **Rear Garden**

Enclosed by wall and fence, laid to lawn with patio area, gate giving access to rear, storage sheds.

### **Front**

Laid to decorative gravel with parking for 2 cars.







## Viewings

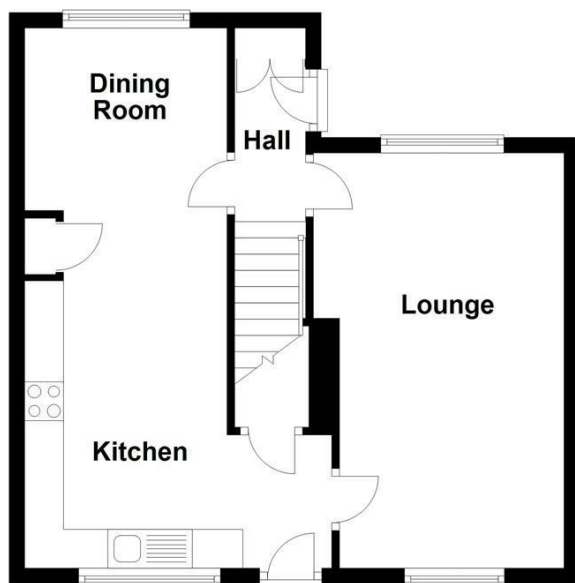
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## 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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

## Ground Floor



## First Floor

