



**12 The Wrangle, Weston-Super-Mare, BS24 7ET**

**£235,000**

- Well Presented Mid Terrace House
- Lounge
- Bathroom
- Double Glazed & GCH
- Two Bedrooms
- Kitchen/Diner
- Low Maintenance Rear Garden
- Garage & Parking

# 12 The Wrangle, Weston-Super-Mare BS24 7ET

Rachel J Homes is delighted to market this Well Presented Modern Terrace House ideally situated in Weston Village, with easy access to Transport Links via Rail, Bus and M5 corridor, Schools, Shops and Amenities. If you are a first time buyer, downsizing or maybe looking for an investment then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs WC, Lounge, Kitchen/Diner, Two Bedrooms, Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
C

Freehold

Council Tax Band: B



### **Entrance Hallway**

Composite entrance door, radiator, consumer unit, door into lounge.

Located under coach house with parking space in front of garage.

### **Downstairs W/C**

Low level W/C, pedestal wash hand basin, radiator, laminate flooring, extractor fan.

### **Lounge**

**4.60 x 4.14 (15'1" x 13'6" )**

Upvc Double glazed bay window to front, coved ceiling, radiator, T.V point, stairs to floor floor, door to;

### **Kitchen / Diner**

**4.11 x 2.77 (13'5" x 9'1")**

Upvc Double glazed window and sliding doors to garden, range of wall and base units with wooden work surface over and tiled splash back, stainless steel one & a half bowl sink and drainer with mixer tap over, gas hob with extractor hood over and electric oven under, space for fridge freezer and washing machine, radiator.

### **Stairs to First Floor**

Loft access, doors off to all rooms.

### **Bedroom 1**

**3.71 x 3.05 (12'2" x 10'0")**

Upvc Double glazed window to front, coved ceiling, radiator, built-in wardrobe, archway through to;

### **Storage Area - Previously En-suite Shower**

Upvc Double glazed window to Front, wash hand basin, storage cupboard, radiator.

### **Bedroom 2**

**3.30 x 2.16 (10'9" x 7'1")**

Upvc Double glazed window to rear, radiator.

### **Bathroom**

**1.85 x 1.70 (6'0" x 5'6")**

Upvc Double glazed window to rear, wash hand basin, panel bath with double hot water mixer shower over, low level W/C, heated towel rail, fully tiled walls.

### **Rear Garden**

Enclosed by fence with rear access gate, laid to Astro-turf with Patio area.

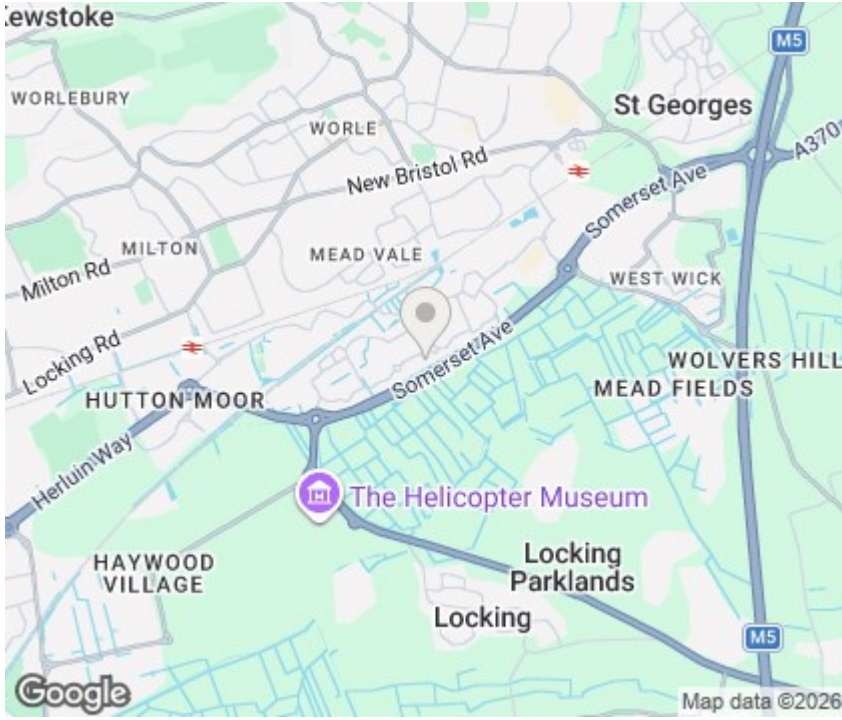
### **Front**

Enclosed by railings, laid to ornamental chippings.

### **Garage & Parking**







### Viewings

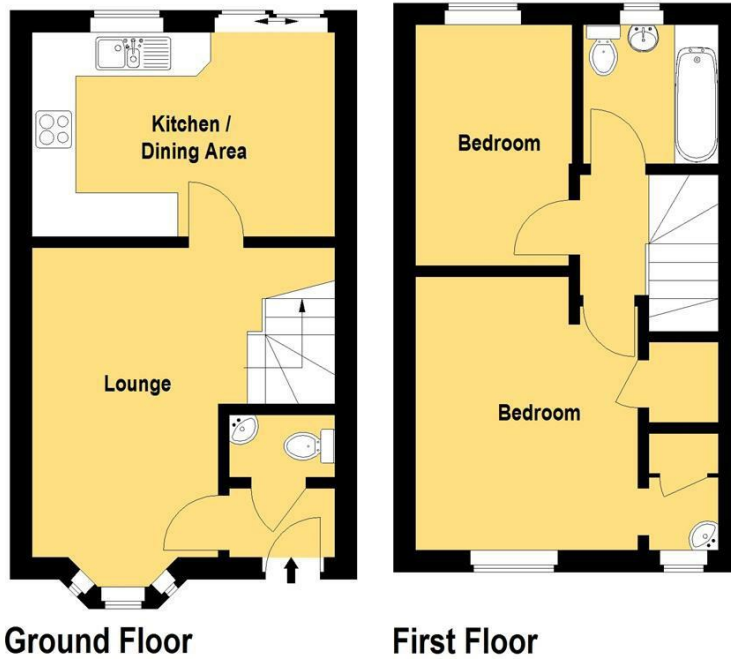
Viewings by arrangement only. Call 01934 621299 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(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	

## Approx. Gross Area 653 Sq.Ft - 60.7 Sq.M



For illustrative purposes only. Not to scale. ID358747

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.  
 Floor Plan Produced by EPC Provision Ltd