



**32 Mendip Avenue, Weston-Super-Mare, BS22 6HW**

**£265,000**

- Semi Detached House on a Corner Plot
- Lounge
- Double Glazed and GCH
- Close to Worle High Street
- Three Bedrooms
- Kitchen/Diner
- Garage and Parking for Several Vehicles
- Potential to Extend ( Subject to PP)

# 32 Mendip Avenue, Weston-Super-Mare BS22 6HW

Rachel J Homes is delighted to market this Semi Detached House ideally situated just off Worle High Street, close to shops, amenities, schools and transport links. Enjoying a corner plot this home has plenty of scope and potential to extend ( subject to PP ). The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, Shower Room, Gardens to the front, rear and side, garage and parking for several vehicles. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: C



## **Entrance Hallway**

UPVC double glazed entrance door, radiator, stairs to first floor, door to;

## **Lounge**

**4.87 x 3.63 (15'11" x 11'10")**

UPVC double glazed window to front, radiator, under stairs storage cupboard with light and stop tap, telephone point, TV point, door to;

## **Kitchen/Diner**

**4.66 x 2.31 (15'3" x 7'6")**

UPVC double glazed door and window to rear, range of wall and base units with work surface over and up- tile, space for fridge freezer and dishwasher, wall mounted boiler, radiator.

## **Stairs and landing**

Storage cupboard, loft hatch, doors off.

## **Bedroom One**

**3.28 x 2.87 (10'9" x 9'4")**

UPVC double glazed window to front, radiator, built in wardrobes.

## **Bedroom Two**

**2.77 x 3.26 (9'1" x 10'8")**

UPVC double glazed window to rear, radiator, telephone point.

## **Bedroom Three**

**1.72 x 2.01 (5'7" x 6'7")**

UPVC double glazed window to front, radiator, over stairs storage.

## **Shower Room**

UPVC double glazed window to rear, shower cubicle with hot water mixer shower, low level W/C, pedestal wash hand basin, fully tiled walls, radiator.

## **Front Garden**

Enclosed by fencing, laid to astro turf, mature shrubs and trees.

## **Rear Garden**

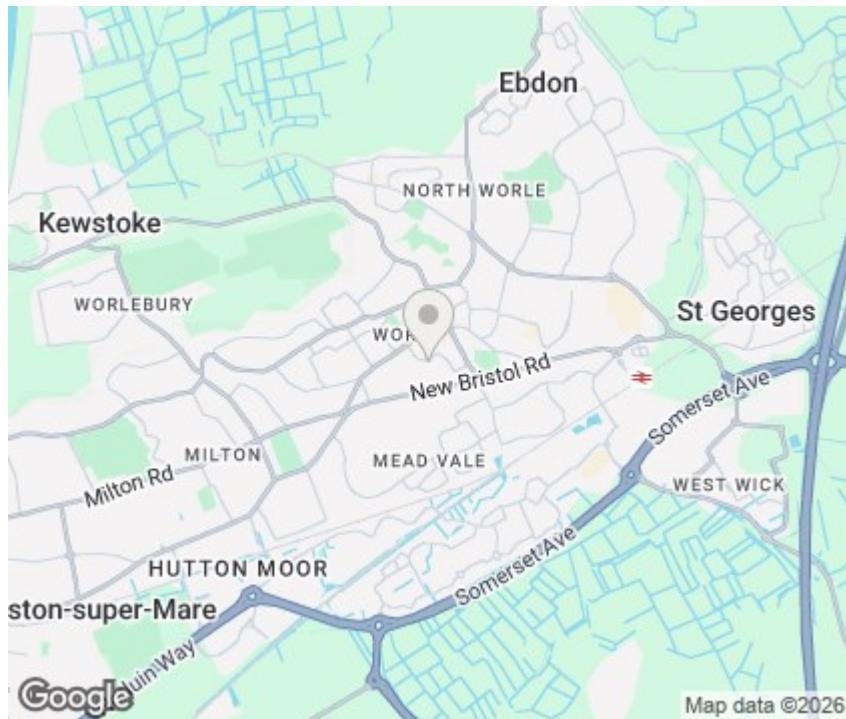
Enclosed by fencing, laid mainly to patio, small lawn area, access to garage, side access gate

## **Garage and Driveway**

Up and over door, light and power, plumbing for washing machine, driveway for several vehicles.







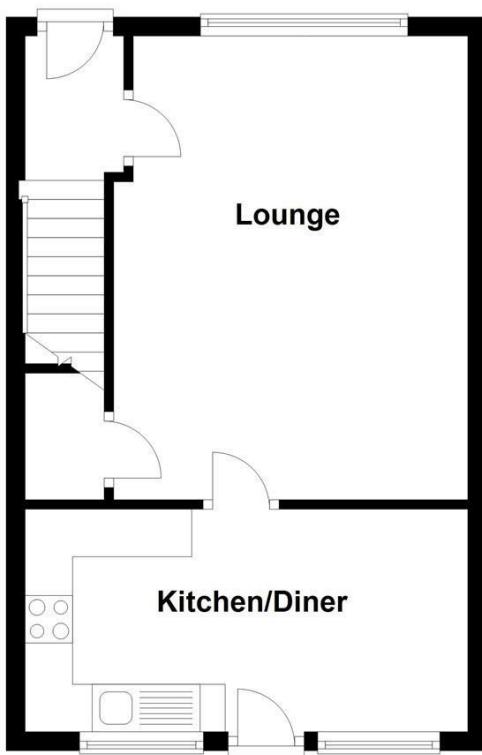
## Viewings

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	

## Ground Floor



## First Floor

