



**113 Worle Moor Road, Weston-Super-Mare, BS24 7EJ**

**£300,000**

- Immaculately Presented End Terrace Town House
- Lounge / Diner
- Family Bathroom, En-Suite to Master & DS W/C
- Low Maintenance Front and Rear Garden
- Three Double Bedrooms
- Kitchen with Integrated Appliances
- Double Glazed & GCH
- Garage & Parking

# 113 Worle Moor Road, Weston-Super-Mare BS24 7EJ

Rachel J Homes is thrilled to market this immaculately presented and good sized End Terrace Town House situated on the popular development of Weston Village. Having been hugely improved throughout by the current owners which means you can literally "just move in" and put your feet up!!! This would make a fantastic first home. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge/Diner, Kitchen, Three Double Bedrooms, Ensuite and Dressing Area to the Master Bedroom, Family Bathroom, Low Maintenance Front and Rear Gardens, Garage and Parking. Added benefits of this super home include Double Glazing, Gas Central Heating and the vendors have found an onward purchase which is end of chain. Accompanied viewings - CALL NOW but BE QUICK!!



EPC  
C

Freehold

Council Tax Band: C



### **Entrance Hallway**

Composite entrance door into hallway, radiator, stairs to first floor, doors off.

### **Downstairs W/C**

Low level W/C, wash hand basin, radiator, consumer unit.

### **Lounge / Diner**

**4.93 x 4.05 (16'2" x 13'3")**

Upvc Double glazed window and patio doors to rear, two radiators, TV point, under-stairs cupboard.

### **Kitchen**

**3.22 x 1.85 (10'6" x 6'0")**

Upvc Double glazed window to front, range of wall and base units with work surface over, sink and drainer with mixer tap over, electric hob with extractor over, eye level electric oven with built in microwave over, integrated washing machine, dishwasher and fridge freezer, wall mounted boiler in cupboard, radiator.

### **Stairs to First Floor Landing**

Radiator, doors off to all rooms.

### **Bedroom 2**

**4.05 x 3.27 (13'3" x 10'8")**

Two Upvc Double glazed windows to rear, radiator.

### **Bedroom 3**

**4.05 x 2.52 (13'3" x 8'3")**

Two Upvc Double glazed windows to front, radiator.

### **Bathroom**

**2.06 x 1.93 (6'9" x 6'3")**

Claw foot style with waterfall tap, low level W/C and wash hand basin set into vanity unit, part tiled walls, extractor fan, heated towel rail.

### **Stair to Second Floor**

Storage cupboard housing water tank.

### **Mater Bedroom**

**4.05 x 3.57 (13'3" x 11'8")**

Upvc Double glazed window to front, radiator, loft hatch, arch through to;

### **Dressing Room**

**2.73 x 1.23 (8'11" x 4'0")**

Velux window, radiator, door to;

### **En-Suite**

**2.72 x 1.45 (8'11" x 4'9")**

Velux window, walk in double shower with double

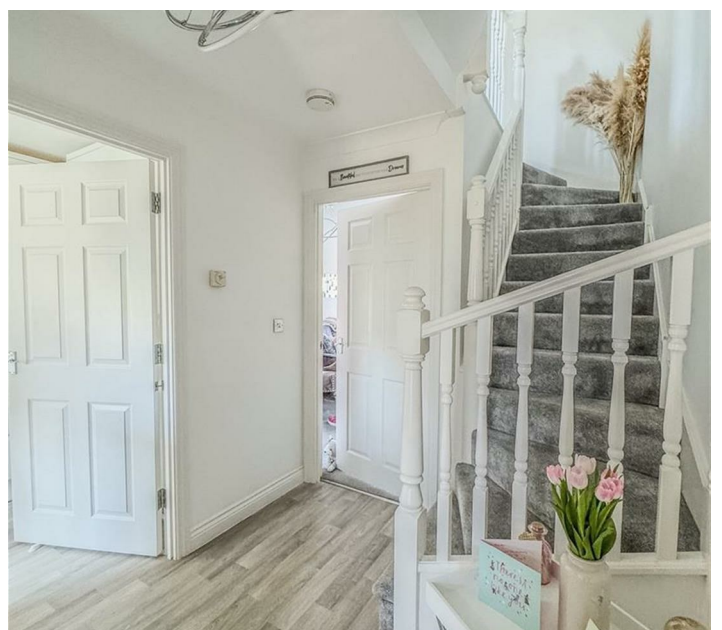
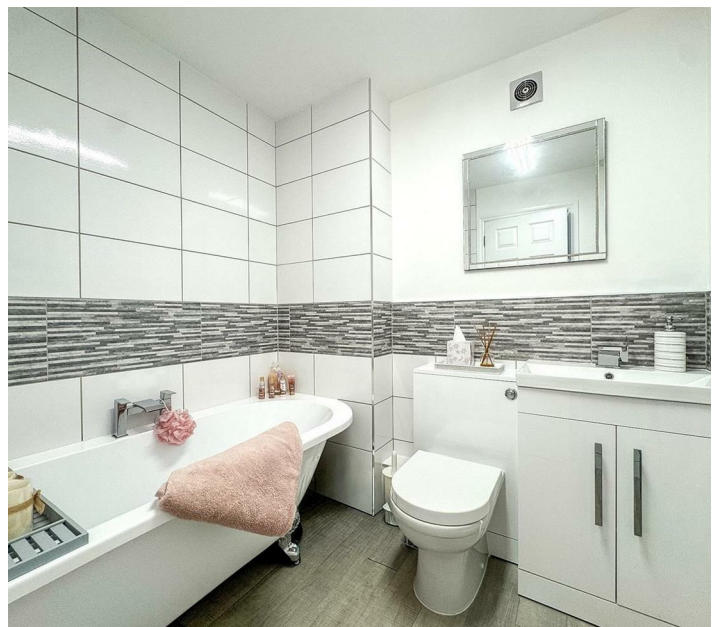
rainforest shower over, heated towel rail, low level W/C and wash hand basin set into vanity unit, part tiled walls.

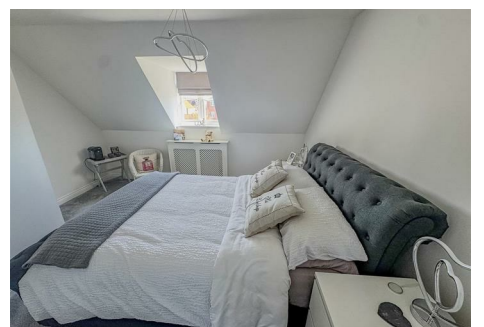
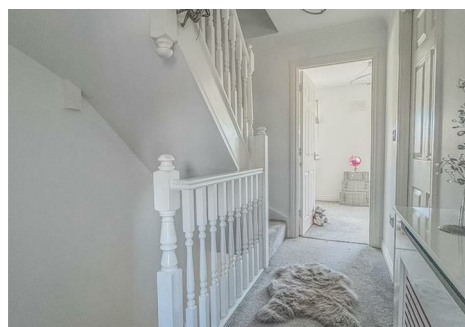
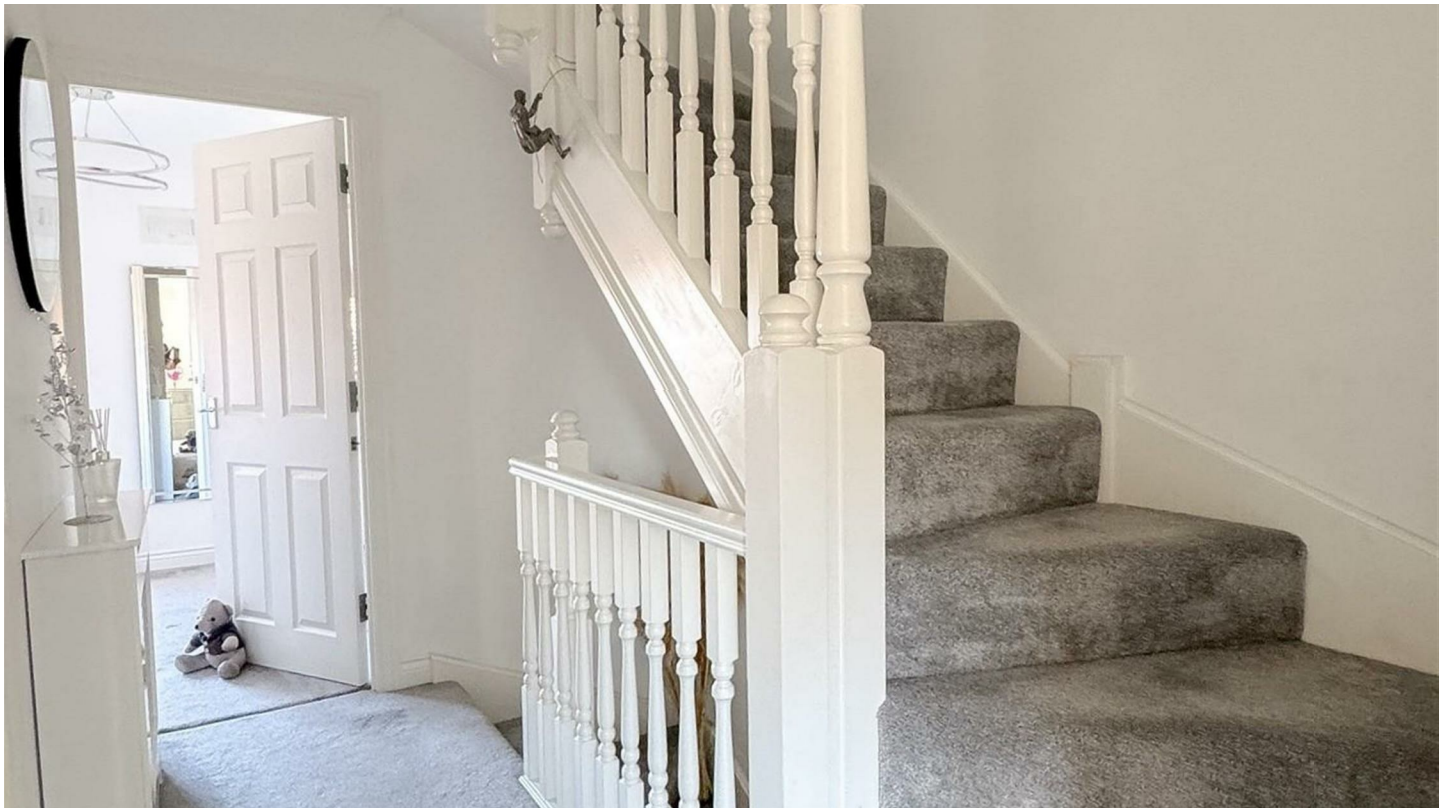
### **Rear Garden**

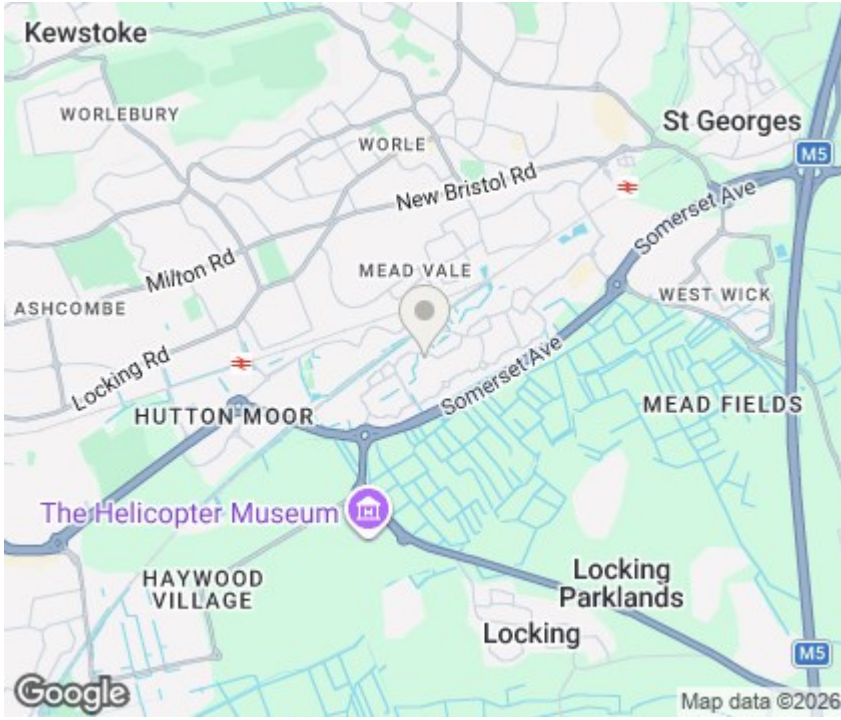
Enclosed by wall and fence, laid to patio, side gate.

### **Garage**

In a block, roller door with parking space in front.







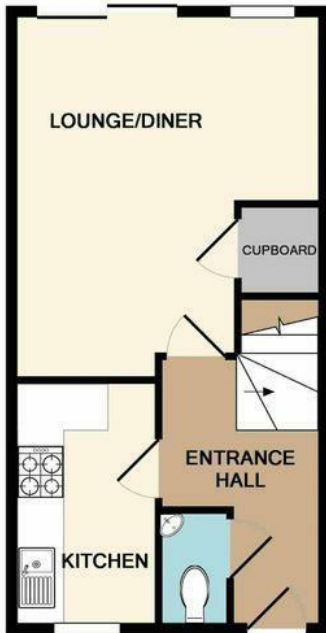
## Viewings

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

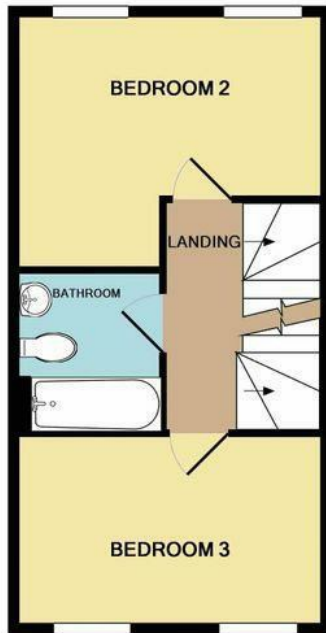
## EPC Rating:

C

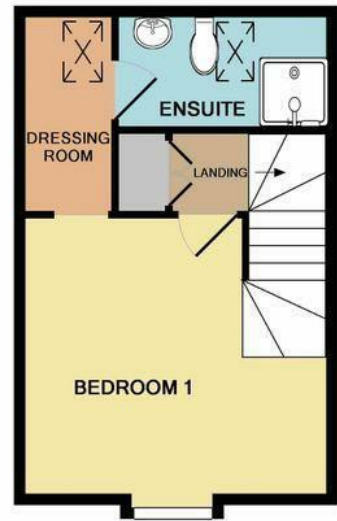
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (90.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018