

Orchard Close, Kewstoke, Weston super Mare, BS22 9XY



- **Pleasantly Presented End of Terrace**
- **Three Bedroom**
- **Lounge**
- **Kitchen/Diner**
- **DG & GCH**
- **Downstairs WC**
- **EPC C**
- **Close to Beach at Sand Bay**

£176,000

Rachel J Homes is pleased to market this end of terrace home in the popular location of Kewstoke Village. If you are looking for somewhere that is in close proximity of Sand Bay Beach, then make sure this is on your list to view. It would be an ideal first time buy or perhaps an investment property. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Garden to the front and rear, parking at the rear of the property. Accompanied viewings - CALL NOW to book yours!!

Entrance Hall

Double glazed hardwood door, stairs to first floor, under stairs cupboard, phone point, laminate floor, doors off:

Downstairs WC

Double glazed window to front, low level WC, wash hand basin set in vanity unit, tiled splash back, radiator.

Lounge 16'9" by 9'5" (5m 10cm x 2m 87cm)

Double glazed window to front, coved ceiling, Fireplace with inset electric fire, T.V point, radiator, laminate floor.

Kitchen/Diner

Double glazed window to rear, double glazed door to rear, range of wall and floor units with work surface over, inset 1.5 bowl sink unit with mixer tap, plumbing for automatic washing machine, dishwasher, space for gas/electric cooker, space for fridge freezer space for table and chairs, radiator, tiled floor.

Stairs to first floor

Access to loft, storage cupboard and cupboard housing combi boiler "Worcester", doors off:

Bedroom One 13'3" by 8'11" (4m 4cm x 2m 71cm)

Double glazed window to front, built in wardrobe, two double and bridging unit T.V point, radiator.

Bedroom Two 6'7" by 8'9" Excluding Wardrobe (2m 0cm x 2m 66cm)

UPVC double glazed window to rear, sea view, Built in walk in wardrobe, T.V point, radiator.

Bedroom Three 9'6" by 6'6" (2m 89cm x 1m 97cm)

UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed window to rear, white suite comprises panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls and floor, radiator.

Front Garden

Enclosed by fencing, mainly laid to lawn, flower and shrub borders.



Rear Garden

Enclosed by walling, rear access, low maintenance laid to patio slabs, shed, outside tap.

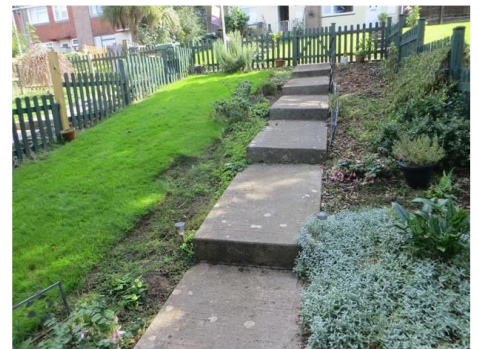
Communal Parking

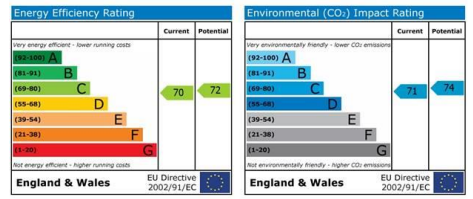
At rear and side of property, based on first come first served.

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.





The above energy rating is calculated based on the Energy Performance Certificate (EPC) data for this property. For more information, please refer to the EPC report.