



# Rachel J Homes

Estate Agents

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## DEVONSHIRE ROAD, WESTON SUPER MARE, BS23 4NZ



- Beautifully Presented Detached House
- Two Reception Rooms plus Garden Room
- Family Bathroom and DS W/C
- Garage and Driveway
- Three Double Bedrooms
- Kitchen and Utility
- Wrap Around Garden
- EPC D

**£550,000**

Rachel J Homes is delighted to market this Beautifully Presented Detached House with character and charm, located in the popular location of Southward, close to Shops, Schools, Amenities and Transport Links. If you are looking for somewhere that you can "just move in" then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Vestibule, Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen and Utility Room, Downstairs WC, Three Double Bedrooms, Bathroom, Large Wrap Around Garden, Garage and Parking for Several Vehicles. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!

### **Vestibule**

UPVC Double glazed door, tiled floor, two storage cupboards, wood and leaded glass door and windows into;

### **Entrance Hall**

Parquet flooring, radiator, coved ceiling, understairs storage cupboard housing boiler, doors off.

### **Lounge** 13' 2" by 10' 9" (4m 2cm by 3m 28cm)

UPVC Double glazed bay window to front, UPVC Double glazed window to side, coved ceiling, dado rail, tv point, electric feature fire, dado rail, double doors to;

### **Dining Room** 13' 2" by 12' 4" (4m 2cm by 3m 77cm)

UPVC double glazed window to side, wood burner, parquet flooring, coved ceiling, dado rail, radiator, leaded glass door to;

### **Garden Room** 13' 6" by 12' 10" (4m 12cm by 3m 90cm)

Brick built construction with UPVC Double glazed windows and doors, tiled roof, radiator, tiled floor, door to;

### **Kitchen** 14' 10" by 8' 10" (4m 53cm by 2m 69cm)

Two UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash back, ceramic one and half bowl sink and drainer with mixer tap over, integrated dishwasher, radiator, space for range cooker with extractor over, door to;

### **Utility** 7' 3" by 5' 9" (2m 20cm by 1m 75cm)

UPVC Double glazed window to rear, stainless steel sink and mixer tap, tiled splash back, integrated larder fridge, freezer and washing machine, UPVC Double glazed door to side.

### **Downstairs WC**

UPVC Double glazed window to rear, low level W/C.



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

Upvc Double glazed window to side, coved ceiling, dado rail, radiator, doors off.

### **Bedroom One** 14' 1" by 13' 2" (4m 30cm by 4m 2cm)

UPVC Double glazed bay window to front, radiator, coved ceiling.

### **Bedroom Two** 13' 2" by 12' 4" (4m 2cm by 3m 77cm)

UPVC Double glazed window to rear, coved ceiling, radiator.

### **Bedroom Three** 8' 10" by 8' 4" (2m 70cm by 2m 54cm)

UPVC Double glazed window to front, radiator, picture rail.

### **Bathroom** 8' 9" by 8' 6" (2m 66cm by 2m 60cm)

UPVC Double glazed window to side and rear, panel bath with waterfall tap, low level W/C, wash hand basin set into vanity unit, double shower cubicle with hot water power shower, fully tiled walls and floor, heated towel rail.

### **Rear Garden**

Enclosed by fencing and wall, laid to lawn with patio area, brick built double bar-b-que, summer house, log store, storage shed, personal gate to rear.

### **Garage**

Up and over door, light and power.

### **Off Road Parking**

Laid to decorative gravel with parking for several vehicles, out side tap.

### **Front**

Enclosed by wall and hedge, laid to lawn with decorative gravel.

### **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.



**Additional Information**

Freehold Property

Council Tax Band D - Approx.£2086.19 Per Annum

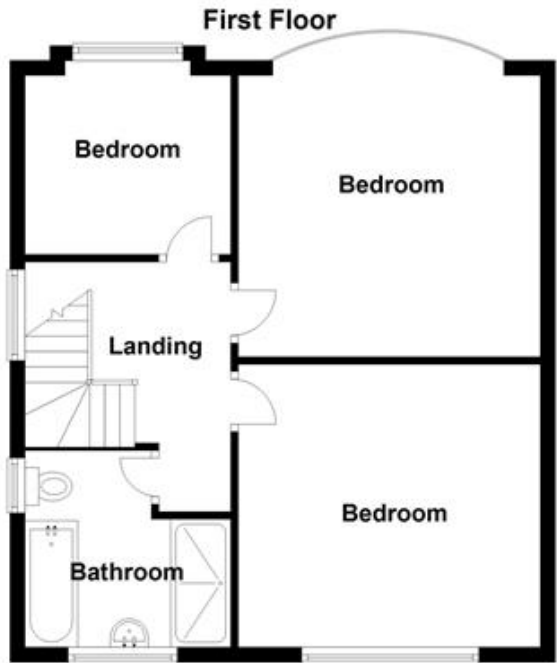
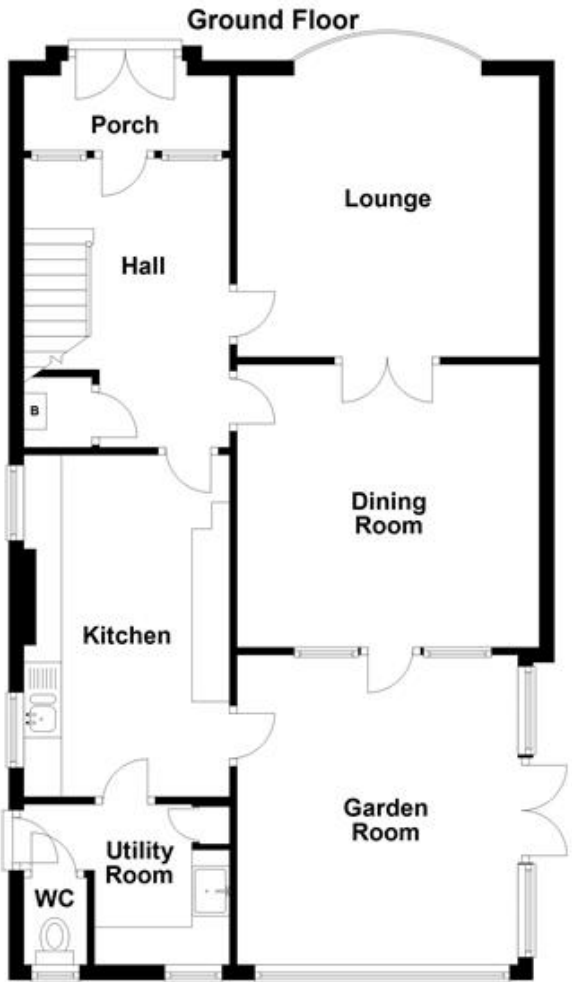








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 133.1 sq. metres (1432.8 sq. feet)