



Rachel J Homes
Estate Agents

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**IRONS WAY, WEST WICK,
WESTON SUPER MARE, BS24 7FG**



- Well Presented Town House
- Two Reception Rooms
- Gas Central Heating & Double Glazed
- Garage & Parking
- Four Bedrooms
- Family Bathroom & Ensuite
- Front & Rear Garden
- EPC B

£235,000

155 High Street, Worle, Weston super Mare, North Somerset, BS22 6HQ

Rachel J Homes is delighted to market this well presented Townhouse situated in the popular area of West Wick. Ideally located for easy access to transport links via M5, rail and bus routes, shops, schools and amenities. If you are looking for a great sized family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Kitchen/Breakfast Room, Reception Room/Bedroom 5, Lounge, Four Bedrooms, Master with Ensuite, Bathroom, Lovely Rear Garden, Garage and Parking. Added benefits include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours - BE QUICK!!



Entrance Hall

Composite front door, coats cupboard, stairs to first floor, radiator, doors off:

Downstairs WC

Low level WC, pedestal wash hand basin, tiled splash back, radiator.

Reception Room/Bedroom 5 9'11" by 9'3" (3m 1cm x 2m 81cm)

UPVC double glazed window to front, phone point, T.V point, radiator.



Kitchen/Breakfast Room 15'0" by 12'8" (4m 57cm x 3m 85cm)

UPVC double glazed window and sliding patio door to rear, range of high gloss black units with work surface over. one and half bowl stainless steel sink unit with mixer tap, built in electric oven and hob, extractor hood. Cupboard housing combi boiler for domestic hot water and gas central heating. Plumbing for dish washer, integral washing machine, integral fridge/freezer, under stairs cupboard, space for table and chairs, radiator.



Stairs to First Floor - Landing

Doors off, stairs to second floor.

Lounge 15'0" at widest point by 12'0" (4m 56cm x 3m 65cm)

Two UPVC double glazed window to front, T.V point, two radiators.



Bedroom One 11'11" by 9'9" (3m 62cm x 2m 98cm)

UPVC double glazed window to rear, built in double wardrobe, phone point, T.V point, radiator, door to:

Ensuite

UPVC double glazed window to rear, part tiled walls, shaver point, shower cubicle, low level WC, pedestal wash hand basin, radiator.

Stairs to Second Floor

Storage cupboard, radiator, doors off:

Bedroom Two 12'6" by 8'0" (3m 81cm x 2m 43cm)

UPVC double glazed window to front, built in double wardrobe, T.V point, radiator.



Bedroom Three 12'0" by 8'0" (3m 65cm x 2m 43cm)

UPVC double glazed window to rear, access to loft space, T.V point, radiator.

Bedroom Four 9'0" by 6'9" (2m 74cm x 2m 5cm)

UPVC double glazed window to front, phone point, T.V point, radiator.

Bathroom

UPVC double glazed window to rear, inset spot lights, part tiled walls, shaver point, white suite comprising, panel bath with shower attachment over bath, pedestal wash hand basin, low level WC.

Front Garden

Open Plan, mature shrubs.

Rear Garden

Enclosed by fencing, mainly laid to lawn with patio area, rear access gate to garage.

Garage

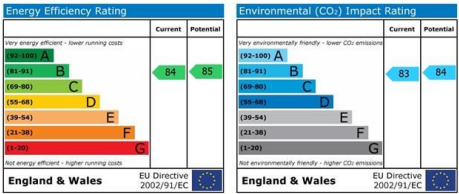
UP and over door, situated at the side of the property parking for one car.

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.





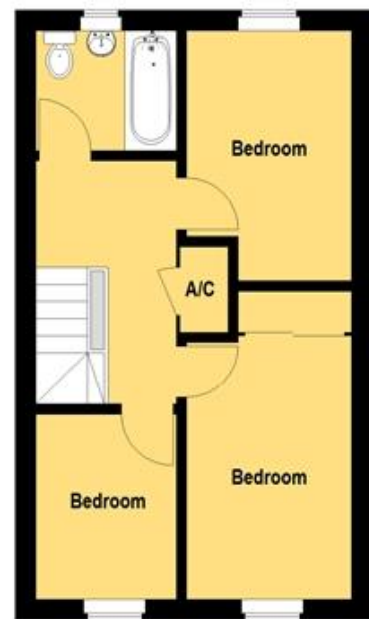
Approx. Gross Area 1238 Sq.Ft - 115 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale. ID372423

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