



Rachel J Homes

Estate Agents

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CRANMORE, DUNSTER CRESCENT, WESTON SUPER MARE, BS24 9BU



- Beautifully Presented Semi Detached House
- Kitchen/Breakfast Room
- Gym/Office
- Off Street Parking
- Two Double Bedrooms
- Family Bathroom & DS W/C
- Double Glazed & GCH
- EPC TBC

£255,000

Rachel J Homes is delighted to market this Beautifully Presented Semi Detached House ideally situated on the South side of town, close to Schools, Shops, and Amenities. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen/Breakfast Room, Gym/Office, Downstairs WC, Two Double Bedrooms, Family Bathroom, Lovely Rear Garden, Parking to the front of the property. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!



Entrance Hall

UPVC Double glazed entrance door, wooden flooring, radiator, doors off, stairs to first floor.

Lounge 14' 6" by 12' 6" (4m 42cm by 3m 80cm)

UPVC Double glazed window to rear, wooden flooring, built in storage, radiator, T.V point, large arch through to;



Kitchen/Breakfast Room 15' 11" by 8' 8" (4m 86cm by 2m 65cm)

UPVC Double glazed window to front, UPVC Double glazed French door to conservatory, range of wall and base units with solid oak wood work surface and splash back, 5 ring gas hob with electric oven under, integrated dishwasher, space for washing machine & fridge freezer, radiator.



Conservatory 12' 1" by 10' 11" (3m 69cm by 3m 32cm)

UPVC Double glazed construction, self-cleaning glass roof, vertical radiator.

Gym/Office 15' 8" by 10' 8" (4m 78cm by 3m 24cm)

UPVC Double glazed window to front, radiator, laminate flooring, door to;



Downstairs WC

UPVC Double glazed window to front, low level W/C, wash hand basin set into vanity unit.

Stairs to First Floor Landing

Radiator, loft hatch, storage cupboard with controls for solar panels and boiler, doors off.

Bedroom One 11' 8" by 9' (3m 55cm by 2m 74cm)

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



Bedroom Two 11' 11" by 9' 1" (3m 64cm by 2m 77cm)

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

Snug Room 10' 7" by 6' 4" (3m 23cm by 1m 93cm)

Mezzanine floor overlooking office area, space for stairs to be fitted giving access to office.

Bathroom 8' 8" by 6' 6" (2m 63cm by 1m 97cm)

UPVC Double glazed window front, panel bath with hot water mixer shower, wash hand basin set into vanity unit, low level W/C, part tiled walls, storage area.

Rear Garden

Enclosed by fencing, laid to lawn with decked barbecue/bar area, raised fish pond, decked seating area.

Front

Off road parking for several vehicles, mature shrubs.

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.

Material Information

Freehold Tenure

Council Tax Band B £1703.23 2024 /2025

Mains Electric, Gas, Water and Sewerage

Broadband TBC

Privately owned 5.3kw Solar Panels.







