



# Rachel J Homes

Estate Agents

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## ASPEN PARK ROAD, LOCKING CASTLE, WESTON-SUPER-MARE, BS22 8ER



- Beautifully Presented Town House
- Open Plan Lounge/Kitchen
- Bathroom and Shower Room
- Garage and Parking
- Four Good Sized Bedrooms
- Conservatory
- Double Glazing & GCH
- EPC C

### £315,000

Rachel J Homes is delighted to market this Beautifully Presented Townhouse situated in the popular location of Weston Village, giving easy access to Shops, Schools, Amenities and Transport Links. Having been improved by the current owner, it is definitely one that you can "just move in" as the owners have much improved the property. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Open Plan Lounge/Kitchen, Conservatory, Four Good Sized Bedrooms, Bathroom and Shower Room, Low Maintenance Rear Garden, Garage and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

### Entrance Hall

UPVC Double glazed entrance door into hallway, heating thermostat, stairs to first floor landing, doors off;

### Downstairs WC

Low level W/C, pedestal wash hand basin with tiled splashback, radiator, consumer unit, extractor fan.

### Open Plan Lounge/Kitchen

#### Refitted Kitchen 8' by 7' 11" (2m 43cm by 2m 42cm)

UPVC Double glazed window to front, range of wall and base units with work surface over and tiled splash back, inset sink, induction hob with extractor over, electric eye level oven, part tiled walls,

#### Lounge 14' 3" by 13' 11" (4m 35cm by 4m 23cm)

UPVC Double glazed internal window and French doors into conservatory, two radiators, wall lights, under stairs storage cupboard with light and electric.

#### Conservatory 10' 9" by 8' 11" (3m 27cm by 2m 73cm)

Part UPVC Double glazed and brick construction, French doors to garden, electric wall heater, polycarbonate roof.

### Stairs to first floor landing

Doors off;

#### Bedroom Two 14' 3" by 9' 10" (4m 34cm by 3m )

Two UPVC Double glazed windows to rear, radiator, built-in wardrobe.

#### Bedroom Three 12' 2" by 8' (3m 71cm by 2m 45cm)

UPVC Double glazed window to rear, built in wardrobes.



**Bathroom** 6' 4" by 5' 6" (1m 93cm by 1m 68cm)

UPVC Double glazed window to front, panelled bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, radiator, fully tiled walls, spot lights, extractor fan.

**Stairs to Second Floor**

Access to loft, over stairs storage cupboard with plumbing for washing machine, doors off;

**Bedroom One** 14' 3" by 9' 8" (4m 35cm by 2m 95cm)

Two UPVC Double glazed windows to rear, radiator, built in wardrobes.

**Bedroom Four** 12' 2" by 7' 5" (3m 72cm by 2m 27cm)

UPVC Double glazed window to front, built in wardrobes with vent for tumble dryer, built in vanity unit and drawers, spotlights.

**Refitted Shower Room** 8' 6" by 6' 6" (2m 59cm by 1m 98cm)

UPVC Double glazed window to front, walk in double shower cubicle, low level W/C, wash hand basin set into vanity unit, storage unit, radiator, spotlights, extractor fan, part tiled walls.

**Rear Garden**

Enclosed by fence, laid to patio, rear access gate.

**Front Garden**

Enclosed by railings, laid to ornamental chippings.

**Garage and Parking**

Situated in a block behind the property, up and over door, parking space.

**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.



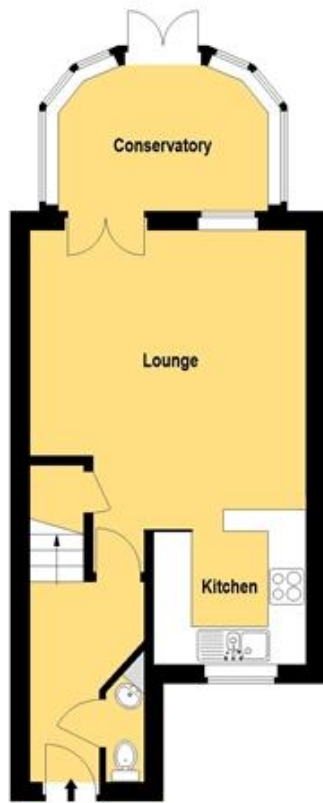
**Additional Information**

Council Tax Band D Approx. £2086.19 Per Annum





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
92-100 A			92-100 A
81-91 B			81-91 B
69-80 C			70-80 C
55-68 D			55-68 D
39-54 E			39-54 E
21-38 F			21-38 F
1-20 G			1-20 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		73	71
		86	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



Ground Floor

Approx. Gross Area  
1169 Sq.Ft - 108.6 Sq.M



First Floor



Second Floor

For illustrative purposes only. Not to scale. ID463964

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