

**Langford Road, Weston super Mare, BS23 3PQ**



- **Semi Detached Victorian Home**
- **Master with Ensuite**
- **Office**
- **Parking**
- **Three Double Bedrooms**
- **Two Reception Rooms**
- **Utility**
- **EPC E**

**£195,000**

Rachel J Homes is delighted to market this Victorian Semi Detached House with easy access to the town centre with it's transport links, amenities and shops. If you are looking for a home that can offer great sized accommodation and somewhere you can put your own stamp on then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Entrance Hall, Lounge, Dining Hall, Kitchen, Office, Three Double Bedrooms, Master with Ensuite, Bathroom, Front Garden and Courtyard Rear Garden (currently storage area). Added benefits of the family home include double glazing and gas central. Accompanied viewings - CALL NOW to book yours!



### **Entrance Vestibule**

UPVC double glazed door, tiled floor, internal door to

### **Entrance Hall**

Part glazed wood door into hallway, internal window to lounge, cupboard understairs, opens up into dining room, radiator, laminate floor, french doors into lounge.

### **Lounge** 14'9" by 11'9" (4m 49cm x 3m 59cm)

UPVC double glazed bay window, internal window to hallway, gas fire, with stone and brick surround, tiled hearth, wooden mantle, T.V point, radiator.



### **Dining Room** 14'11" by 12'2" (4m 55cm x 3m 72cm)

Space for fire, with stone surround, wooden mantle, radiator, door to office.



### **Office** 6'4" by 6'1" (1m 94cm x 1m 85cm)

Internal window to utility, radiator.

### **Kitchen** 15'3" by 9'3" (4m 65cm x 2m 83cm)

UPVC double glazed window to rear, range of wall and base units with worktop over, combination boiler, gas hob with extractor hood over, electric under counter oven, space for fridge/freezer, plumbing for dishwasher, radiator, tiled floor, UPVC door to utility.



### **Utility** 7'5" by 5'5" (2m 26cm x 1m 66cm)

Plumbing for automatic washing machine, radiator, tiled floor.

### **Landing**

Loft access, doors off

### **Bedroom One** 15'1" by 9'5" (4m 61cm x 2m 86cm) at widest

UPVC dual aspect window to side and rear, radiator.

### **Ensuite**

UPVC window to side low level WC, vanity sink, double shower cubicle, heated towel rail.



**Bedroom Two** 12'2" by 9'8" (3m 72cm x 2m 94cm)  
UPVC window to rear, radiator.

**Bedroom Three** 12'1" by 8'8" (3m 68cm x 2m 63cm)  
UPVC double glazed window to front, T.V point, radiator,

**Bathroom** 8'6" by 6'8" (2m 58cm x 2m 4cm)  
UPVC double glazed window to front, low level WC, panel bath with mixer tap and shower attachment, UPVC wall covering, shaving point, radiator.

### **Front Garden**

Enclosed by wall, block paved path, mature shrubs.

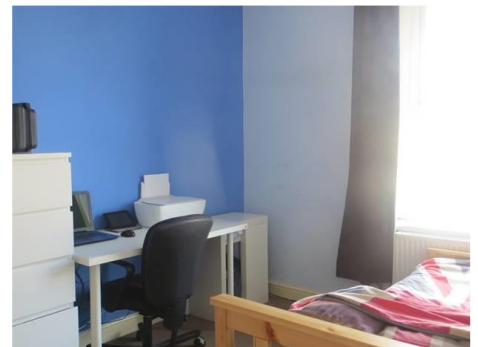
### **Rear Courtyard (currently being used as storage)**

Large double gates, personal door to workshop, power and electric.

### **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.



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		73	(69-80) <b>C</b>		65
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	54		(39-54) <b>E</b>	45	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx. Gross Area 1196 Sq.Ft - 111.1 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID336931

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.com