



# Rachel J Homes

Estate Agents

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## ORCHARD CLOSE, KEWSTOKE, WESTON SUPER MARE, BS22 9XY



- Stylish and Beautifully Presented House
- Lounge
- Double Glazed and GCH
- Kewstoke Village
- Three Bedrooms
- Kitchen/Dining Room
- Front and Rear Gardens
- EPC D

## £270,000

Rachel J Homes is delighted to market this Stylish and Beautifully Presented home, ideally situated in Kewstoke and close to Sand Bay and Weston super Mare. Having been hugely improved by the current owners both inside and out, this is one you can "just move in" and start living! The well proportioned accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge with views, Kitchen/Dining Room, Three Bedrooms, Bathroom and Gardens at the front and rear that can both be used for seating and entertaining. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW

### **Entrance Hall**

UPVC double glazed front door, radiator, understairs storage area, laminate floor, stairs to first floor, coved ceiling, doors off

### **Downstairs WC**

UPVC double glazed window to front, low level WC, feature round hand basin with waterfall tap, cupboard under housing gas meter, part tiled walls.

### **Lounge** 16' 11" by 9' 3" (5m 15cm by 2m 82cm)

UPVC double glazed window to front, feature radiator, TV point, laminate floor, coved ceiling, open doorway to

### **Kitchen/Diner** 15' 7" by 9' 1" (4m 76cm by 2m 77cm)

UPVC double glazed patio doors and window to rear, range of wall and base units with work surfaces over, composite one and half bowl sink unit, built in electric hob, extractor fan and under counter electric oven, space for automatic washing machine, tumble dryer and fridge freezer, wall mounted combi boiler, part tiled walls, tiled floor.

### **Stairs to First Floor**

Landing, access to loft, storage cupboard, doors off

### **Bedroom One** 13' 5" by 8' 10" (4m 8cm by 2m 68cm)

UPVC double glazed window to front with views, feature radiator.

### **Bedroom Two** 9' 5" by 8' 11" (2m 88cm by 2m 72cm)excluding wardrobe

UPVC double glazed window to rear, feature radiator, archway to walk in wardrobe.

### **Bedroom Three (currently an office)** 9' 5" by 6' 7" (2m 86cm by 2m 1cm)

UPVC double glazed window to front with views, radiator, built in storage.



### **Bathroom**

UPVC double glazed window to rear, white suite comprises of panel bath with shower attachment over, pedestal wash hand basin, low level WC, vinyl flooring, radiator, tiled walls.

### **Front Garden**

Enclosed by fencing and laid to ornamental bark for ease of maintenance, shrub and flower border.

### **Rear Garden**

Enclosed by fencing and walling, tiered and landscaped, area laid to patio providing a seating/entertaining area, rear gated access, shed.

### **Additional Information**

Freehold Tenure

Council Tax TBC

Mains Utilities TBC

Broadband TBC

### **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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



FIRST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been leveled and no guarantee as to their operability or efficiency can be given.  
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