



Rachel J Homes

Estate Agents

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THE SEVERN ACRES, WESTON VILLAGE, WESTON SUPER MARE, BS24 7BU



- Detached Four Bedroom House
- Kitchen/Breakfast Room
- Bathroom and En-Suite to Master
- Garage and Parking
- Two Reception Rooms
- Conservatory and Utility
- Double Glazing & GCH
- EPC D

£340,000

Rachel J Homes is delighted to market this Well Presented Detached House ideally situated in the popular development Weston Village and tucked away in a Cul de Sac. If you are looking for a lovely home and one that you could "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Dining Room, Kitchen and Utility, Four Bedrooms, Ensuite to Master, Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Hall

Composite entrance door, tiled floor, stairs to first floor, door to;

Lounge 15' 11" by 13' 6" (4m 85cm by 4m 11cm)

UPVC Double glazed Box bay window to front, TV point, coved ceiling, under stairs storage cupboard, radiator, door to kitchen, arch through to;

Dining Room 9' 3" by 8' 1" (2m 82cm by 2m 46cm)

UPVC Double glazed French doors to conservatory, radiator, coved ceiling.

Conservatory 8' 11" by 8' 7" (2m 72cm by 2m 62cm)

UPVC Double glazed and brick construction, UPVC panelled roof, tiled floor.

Kitchen/Breakfast Room 12' by 9' 3" (3m 66cm by 2m 82cm)

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, integrated dishwasher, tiled floor, space for fridge freezer, door to;

Utility

UPVC Double glazed door to rear, wall mounted boiler, space for washing machine and tumble dryer, door to;

Downstairs WC

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

Stairs to First Floor Landing

Access to loft, doors off.

Master Bedroom 13' 7" by 11' 1" (4m 14cm by 3m 38cm)

UPVC Double glazed window to front, built in triple wardrobes, wooden flooring, radiator, over stairs storage cupboard housing water tank, door to;



En-suite

UPVC Double glazed window to front, shower cubicle with hot water mixer shower, low level W/C, wash hand basin set into vanity unit, fully tiled walls and floor.

Bedroom Two 15' 7" by 8' 10" (4m 75cm by 2m 69cm)

UPVC Double glazed window to front, built in wardrobes and dressing table, radiator.

Bedroom Three 11' 6" by 9' 7" (3m 51cm by 2m 92cm)

UPVC Double glazed window to rear, radiator, built in wardrobes and dressing table.

Bedroom Four 11' 4" by 8' 9" (3m 45cm by 2m 67cm)

UPVC Double glazed window to rear, radiator, built in double wardrobes.

Bathroom

UPVC Double glazed window to rear, part tiled walls, panel bath with electric shower over, low level W/C, wash hand basin set into vanity unit, heated towel rail, extractor.

Rear Garden

Enclosed by fence, laid to decorative gravel with patio area, outside tap, storage shed, side gate to storage area.

Garage

Up and over door, light and power, consumer unit.

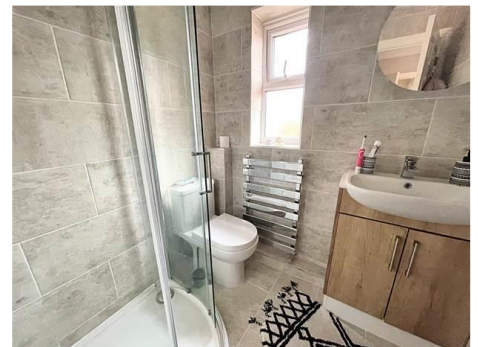
Front

Laid to decorative gravel with tarmac driveway to side for parking.

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 E - Approx.£2549.79 Per Annum

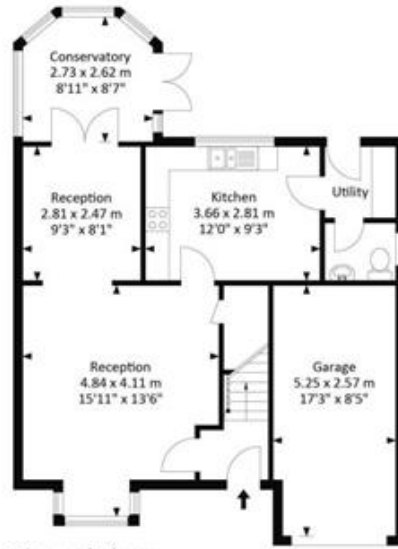




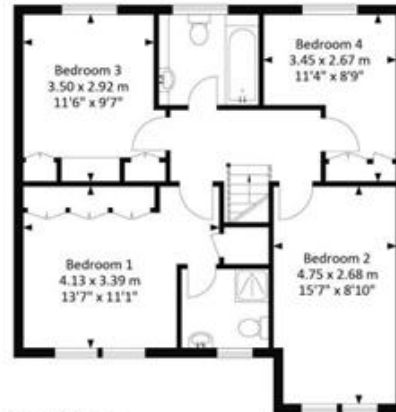
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

17 The Seven Acres, Weston Super Mare

Approx. Gross Internal Area
1332.60 Sq.Ft - 123.80 Sq.M
(Total area includes garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
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.