



Rachel J Homes

Estate Agents

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ALL SAINTS ROAD, WESTON-SUPER-MARE, BS23 2NW



- Well Presented Detached House
- Two Reception Rooms
- Bathroom, Shower Room, Downstairs WC
- South West Facing Rear Garden
- Four Double Bedrooms + Loft Room
- Large Kitchen/Breakfast Room & Utility
- Study/Fifth Bedroom
- EPC E

£560,000

Rachel J Homes is delighted to market this Well Presented Detached House situated on the popular location Weston Hillside close to the Town Centre, Sea Front and Promenade. Hugely improved and refurbished by the current owners you can "just move in" and start living in this great sized family home. The accommodation briefly comprises of Entrance Vestibule, Large Entrance Hall, Lounge, Dining Room, Large Kitchen/Breakfast Room, Utility, Downstairs Cloakroom, Four Double Bedrooms, Study/Bedroom Five, Loft Room, Shower Room, Bathroom, Separate WC, Front and South West Facing Rear Garden, Partly converted Garage providing storage, Driveway for several cars. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!

Entrance

Composite Double glazed entrance door and UPVC Double glazed side panels, wooden floor, storage cupboard, open archway to hallway.

Spacious Hallway

Under-stairs storage cupboard housing consumer unit, radiator, doors off, stairs to first floor.

Downstairs WC

UPVC Double glazed window to side, laminate flooring, low level WC, radiator.

Utility 9' 7" by 5' (2m 92cm by 1m 52cm)

UPVC Double glazed door to side, laminate flooring, range of wall and base units with worktop over, stainless steel sink, space for fridge freezer, tumble dryer, and washing machine, radiator.

Lounge 13' 11" by 13' 2" (4m 25cm by 4m 2cm)

UPVC Double glazed Dual aspect windows to front, coved ceiling, feature log burner with wooden surround and mantle, stone hearth, picture rails, two TV points, radiator.

Dining Room 16' by 13' 2" (4m 88cm by 4m 1cm)

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



Kitchen/Breakfast Room 19' 2" by 14' 11" (5m 85cm by 4m 55cm) narrowing to 10' 7" (3m 22cm)

UPVC Double glazed window to rear and side, UPVC Double glazed French doors to rear, range of wall and base units with granite worktop over, breakfast bar, Rangemaster five ring cooker with extractor hood over, sink and drainer, integrated dishwasher, fridge freezer, coffee machine and microwave, vertical radiator, tiled floor.



Landing

Picture rail, radiator, doors off, stairs to Loft Room.

Master Bedroom 16' 1" by 13' 1" (4m 91cm by 3m 99cm)

UPVC Double glazed dual aspect window to rear and side, picture rail, double wardrobes, radiator.



Bedroom Two 13' 11" by 13' 2" (4m 24cm by 4m 2cm)

UPVC Double glazed dual aspect window to front and side with a sea view, picture rail, radiator.

Bedroom Three 13' 9" by 9' 6" (4m 20cm by 2m 89cm)

UPVC double glazed window to front, picture rail, radiator.



Bedroom Four 10' 8" by 9' 4" (3m 24cm by 2m 85cm)

UPVC Double glazed window to rear, picture rail, radiator.

Bedroom Five/Study 9' 5" by 6' 2" (2m 88cm by 1m 89cm)

UPVC Double glazed window to rear, picture rail, radiator, wall mounted Valliant combi-boiler.



Family Bathroom 9' 5" by 6' 7" (2m 87cm by 2m)

UPVC Double glazed window to front, low level W/C, pedestal wash hand basin, freestanding bath with mixer taps over, heated towel rail.

Shower Room 8' 3" by 5' 11" (2m 51cm by 1m 81cm)

Two UPVC Double glazed windows to side, pedestal wash hand basin, double shower with hot water rainfall showerhead, heated towel rail, extractor fan.



Separate WC

UPVC Double glazed window to side, low level W/C, wash hand basin set into vanity unit, heated towel rail, extractor fan.

Stairs to Loft Room

Door to eaves storage, door to;

Loft Room

Currently used as a bedroom, dual aspect Velux windows with Sea views, exposed roof timbers, additional storage area.

Please Note

The roof space does not have habitable room planning or building regulations.

Rear Garden

Enclosed by wall and fence, mainly laid to lawn with patio area and mature shrub borders, two side access gates, outside tap, outdoor power sockets.

Front Garden

Enclosed by walling, laid block paving with parking for several vehicles.

Garage

Electric garage door, light and power, used for storage as partly converted.

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

Freehold Property

Council Tax Band - F. Approx - £3013.38 Per Annum

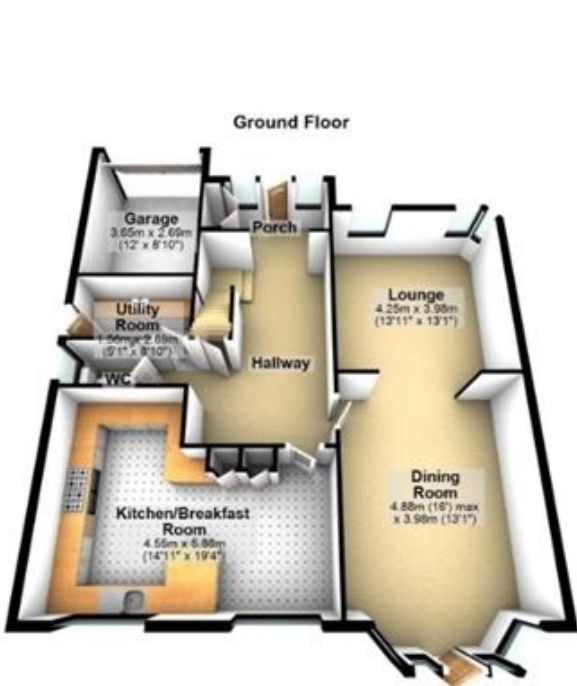








Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	51
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(50-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	68	47



Total area: approx. 220.3 sq. metres (2371.1 sq. feet)