

**40 Swiss Road, Weston-Super-Mare, BS23 3AZ**

**£295,000**

- Victorian Semi Detached House
- Large Lounge/Diner
- Double Glazing and GCH
- In Need of Modernisation
- Four Double Bedrooms
- Kitchen/Breakfast Room
- Off Road Parking
- No Chain

# 40 Swiss Road, Weston-Super-Mare BS23 3AZ

Rachel J Homes is pleased to market this Victorian Semi Detached House, enjoying a corner plot and ideally situated close to the Town Centre and has lots of potential for improving and renovating. If you are looking for your next project, make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Large Lounge/Diner, Kitchen/Breakfast Room, Four Double Bedrooms, Bathroom, Separate WC, Utility, Office, Large Front Garden, Courtyard Rear Garden, Off Road Parking for Several Vehicles. Added benefits of this property include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: D



### **Vestibule**

Upvc Double glazed entrance door, wood and glass door into;

### **Entrance Hallway**

Radiator, under stairs storage cupboard, hatch to cellar, stairs to first floor, doors off to all rooms.

### **Lounge / Diner**

**10.14 x 5.61 (33'3" x 18'4")**

Dual aspect Upvc Double glazed windows to front and side, fire place, two radiators, laminate flooring, window seat, serving hatch.

### **2nd Reception Room**

**4.28 x 2.51 (14'0" x 8'2")**

Upvc Double glazed windows to front, radiator, laminate flooring.

### **Kitchen / Breakfast Room**

**4.43 x 3.77 (14'6" x 12'4")**

Upvc Double glazed window and door to rear, range of wall and base units with work surface over and tiled splash back, space for range cooker, washing machine and undercounter fridge, wall mounted boiler, stainless steel sink and drainer, breakfast bar, tiled floor.

### **Stairs and Landing**

Loft hatch, radiator, doors off to all rooms

### **Bedroom 1**

**5.73 into bay x 4.46 (18'9" into bay x 14'7")**

Upvc Double glazed bay window, radiator, fireplace, laminate flooring.

### **Bedroom 2**

**4.49 x 3.72 (14'8" x 12'2")**

Upvc Double glazed window to front, radiator.

### **Bedroom 3**

**4.61 x 2.97 (15'1" x 9'8")**

Dual aspect Upvc Double glazed windows to front and side, radiator.

### **Bedroom 4**

**3.56 x 2.69 (11'8" x 8'9")**

Upvc Double glazed window to side, radiator.

### **Bathroom**

**4.34 x 2.62 (14'2" x 8'7")**

Upvc Double glazed window to rear, corner shower cubicle with electric shower, wash hand basin set into vanity unit, low-level W/C, corner bath, tiled floor, radiator, tiled walls.

### **Separate W/C**

**3.10 x 0.99 (10'2" x 3'2")**

Upvc Double glazed window to rear, low level W/C, wash hand basin, radiator, part tiled walls.

### **Utility**

Brick structure, polycarbonate roof, Upvc Double glazed door to;

### **Office**

**2.08 x 3.57 (6'9" x 11'8")**

Upvc Double glazed window and door to front driveway, tiled floor, loft access.

### **Courtyard Rear Garden**

Enclosed by wall, laid to slabs, raised planter.

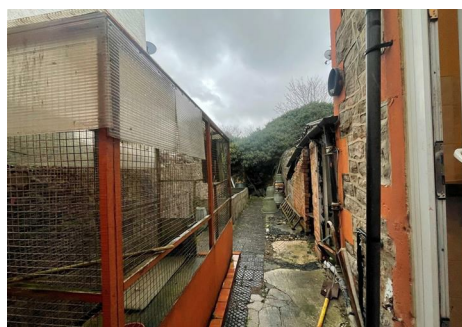
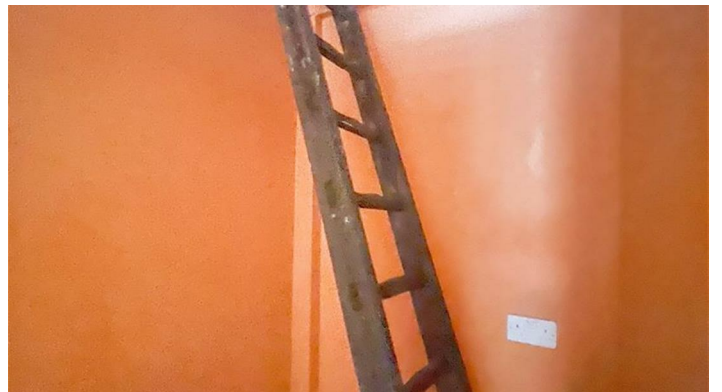
### **Front**

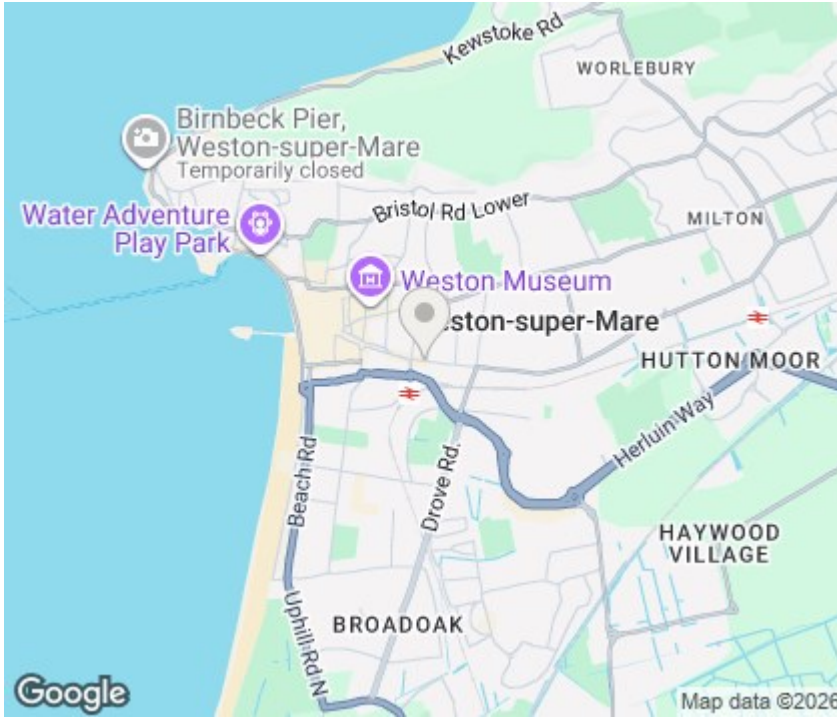
Enclosed by low wall, laid to decorative gravel with raised planters.

### **Off Road Parking**

Enclosed by gates with parking for several vehicles.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 79        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

