



## 3 Falcon Crescent, Weston-Super-Mare, BS22 8RX

**£285,000**

- Detached Bungalow
- Lounge and Conservatory
- Double Glazed & GCH
- No Chain
- Two Double Bedrooms
- Kitchen
- Garage & Off Street Parking
- EPC D

# 3 Falcon Crescent, Weston-Super-Mare BS22 8RX

Rachel J Homes is delighted to market this Detached Bungalow ideally situated on the level in Worle, close to shops, amenities and transport links via the M5, rail and bus routes. If you are looking for a home that you can put your own stamp on, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen, Two Bedrooms, Bathroom with Separate WC, Front and Rear Gardens, Garage and Parking. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: C



### **Entrance**

Upvc Double glazed entrance door into porch, wood and glass entrance door into hallway, radiator, two storage cupboards one with radiator, loft hatch, consumer unit, doors off.

### **Lounge/Diner**

**5.30 x 3.08 (17'4" x 10'1")**

Upvc Double glazed patio doors to conservatory, electric fire with slate hearth, radiator, T.V point, telephone point, door to;

### **Conservatory**

**4.16 x 3.69 (13'7" x 12'1")**

Upvc and Brick construction, glass roof, ceiling light and fan, tiled flooring, French doors to rear garden.

### **Kitchen**

**2.78 x 2.38 (9'1" x 7'9")**

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

### **Bedroom 1**

**4.34 x 3.07 (14'2" x 10'0")**

Upvc Double glazed window to front, radiator.

### **Bedroom 2**

**3.39 x 2.81 (11'1" x 9'2")**

Upvc Double glazed window to front, radiator.

### **Bathroom**

Upvc Double glazed window to side, pedestal wash hand basin, panel bath with electric shower over, heated towel rail, part tiled walls.

### **Separate W/C**

Upvc Double glazed window to side, low level W/C.

### **Rear Garden**

Enclosed by fencing, laid to lawn with patio, personal door to garage, side gate giving access to front.

### **Garage**

**Accessed from Magpie Close**

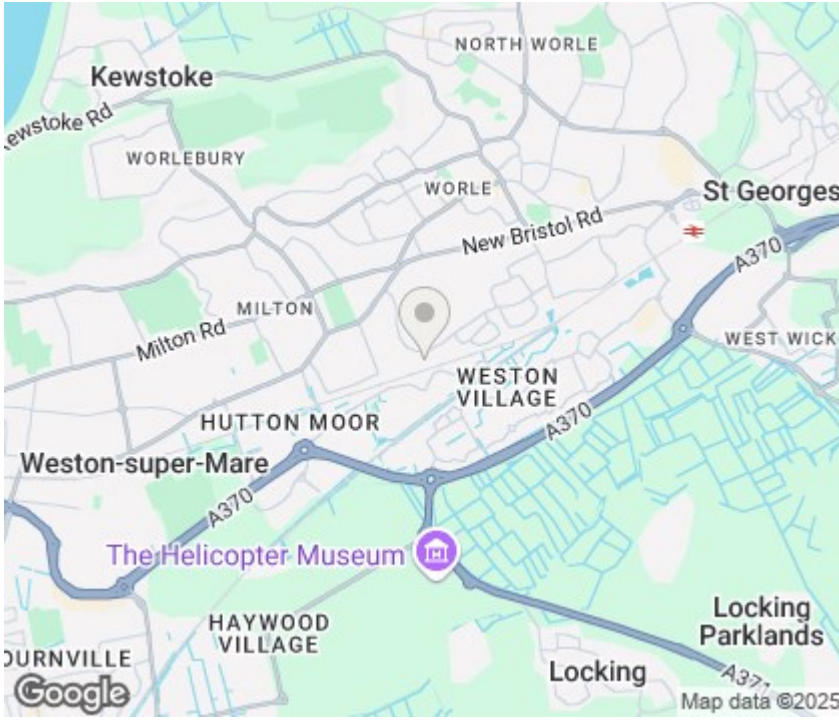
Light and power, up and over door.

### **Front**

Laid to block paving with parking for several vehicles.







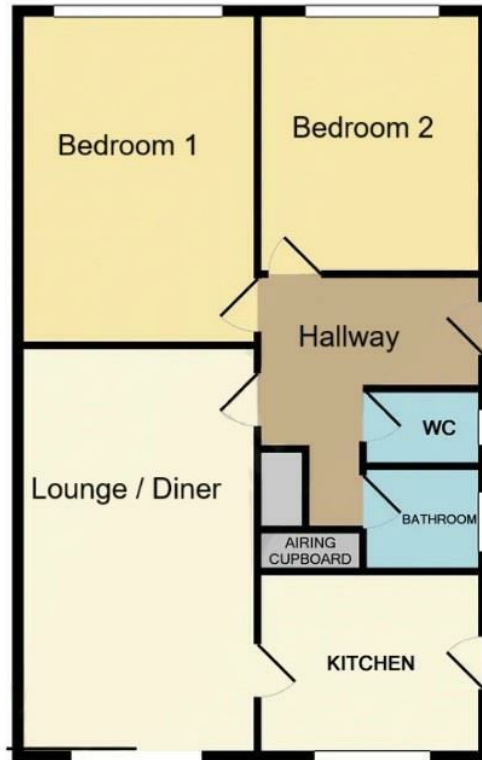
## Viewings

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) A			
(81-91) B			83
(69-80) C		66	
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 tested and no guarantee as to their operation or efficiency can be given.  
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