



**26 Sophia Gardens, Weston-Super-Mare, BS22 7DS**

**£360,000**

- Four Bedroom End Terrace House
- Kitchen/ Breakfast Room
- Rear Garden
- Double Glazed & GCH
- Two Reception Rooms
- Conservatory
- Garage and Driveway
- Beautifully Presented

# 26 Sophia Gardens, Weston-Super-Mare BS22 7DS

Rachel J Homes is delighted to market this Well Presented End Terrace Family Home located in a popular cul de sac in North Worle, which is close to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a lovely family home that you could just move into, then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Lounge, Kitchen/Breakfast Room, Dining Room, Conservatory, Downstairs Cloakroom, Four Bedrooms, Family Bathroom. Rear garden, Garage, plus off road parking for several cars. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!



4



1



2



EPC  
C

Freehold

Council Tax Band: C



### **Entrance Porch**

Composite door into Upvc Double glazed porch, double glazed door into;

### **Lounge**

**4.75 x 3.28 (15'7" x 10'9")**

Upvc Double glazed window to Front, coved ceiling, radiator, T.V point, laminate flooring, arch through to Kitchen, door to;

### **Dining Room**

**5.20 x 2.47 (17'0" x 8'1")**

Upvc Double glazed window to front, coved ceiling, consumer unit, radiator, laminate flooring.

### **Kitchen / Breakfast Room**

**5.87 x 2.94 (19'3" x 9'7")**

Upvc Double glazed window to rear, range of wall and base units with work surface over and up-tile, integrated fridge and dishwasher, induction hob with extractor over, eye level electric oven and combination Microwave, inset Granite sink with extendable mixer tap over, breakfast bar with built-in wine fridge, radiator, opening to;

### **Conservatory**

**3.00 x 2.99 (9'10" x 9'9")**

Upvc Double glazed and brick construction, Polycarbonate roof with insulated Upvc panelling, radiator, laminate flooring, French doors to rear garden.

### **Stairs to First Floor**

Airing cupboard, loft hatch, doors off to all rooms.

### **Bedroom 1**

**3.86 to wardrobes x 2.91 (12'7" to wardrobes x 9'6")**

Upvc Double glazed window to front, coved ceiling, radiator.

### **Bedroom 2**

**2.97 x 2.96 (9'8" x 9'8")**

Upvc Double glazed window to Front, coved ceiling, radiator.

### **Bedroom 3**

**3.90 x 1.86 (12'9" x 6'1")**

Upvc Double glazed window to Front, coved ceiling, over stairs storage, radiator.

### **Bedroom 4**

**1.87 x 1.78 (6'1" x 5'10")**

Upvc Double glazed window to Rear, coved ceiling, radiator.

### **Bathroom**

Panel bath with waterfall tap and electric shower over, low level W/C, wash hand basin, part tiled walls, heated towel rail.

### **Rear Garden**

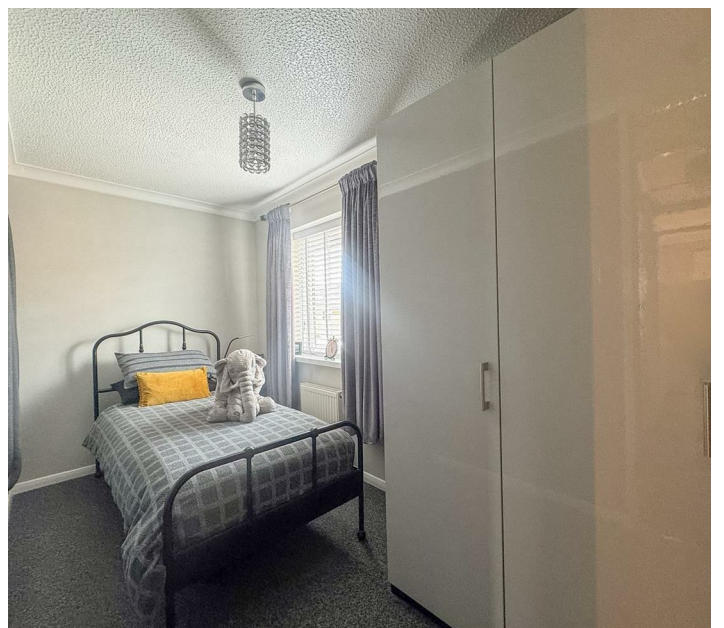
Enclosed by fence and laid to decorative gravel with raised deck area and patio, outside tap, personal door door to garage, gate to parking.

### **Garage & Driveway**

Up and over door, light and power, parking in front.

### **Front**

Laid to block paving with parking for several cars.







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 