



**1 Windwhistle Lane, Weston-Super-Mare, BS23 4PE**

**£200,000**

- End of Terrace House
- Lounge/Diner
- Double Glazed and GCH
- No Chain
- Two Double Bedrooms
- Kitchen
- Front and Rear Gardens
- Close to Hospital

# 1 Windwhistle Lane, Weston-Super-Mare BS23 4PE

Rachel J Homes is pleased to market this End of Terrace House, ideally situated on the South side of Weston close to Schools, Shops, Amenities and Bus Routes. If you are looking for your first home or perhaps an investment, make sure this on your list to view. The good sized accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, Front and Rear Gardens. Added benefits of this property include double glazing, gas central heating, new carpets throughout plus there is no onward chain. Accompanied viewings - CALL NOW to book yours

!



EPC  
D

Freehold

Council Tax Band: B



### **Entrance Hallway**

Upvc Double glazed window and door into hallway, radiator, under stairs storage area, door to kitchen and door to;

### **Lounge/Diner**

6.20 x 3.27 (20'4" x 10'8")

Two Upvc Double glazed windows to rear, open fireplace, two radiators, T.V point, telephone point.

### **Kitchen**

2.93 x 2.32 (9'7" x 7'7")

Upvc Double glazed window to front, range of wall and base units with worksurface over and tiled splashback, electric hob with extractor over and electric oven under, space for fridge freezer and washing machine, stainless steel sink and drainer, wall mounted Viessmann boiler enclosed in the cupboard, storage cupboard housing consumer unit, radiator, wood and glass door to side storage area with outside power, wooden door to front and rear.

### **Stairs and Landing**

Upvc Double glazed window to front, radiator, doors off to all rooms.

### **Bedroom 1**

4.27 x 2.79 (14'0" x 9'1")

Upvc Double glazed window to rear, radiator.

### **Bedroom 2**

3.33 x 3.18 (10'11" x 10'5")

Upvc Double glazed window to rear, storage cupboard housing hot water tank, radiator.

### **Bathroom**

1.98 x 1.68 (6'5" x 5'6")

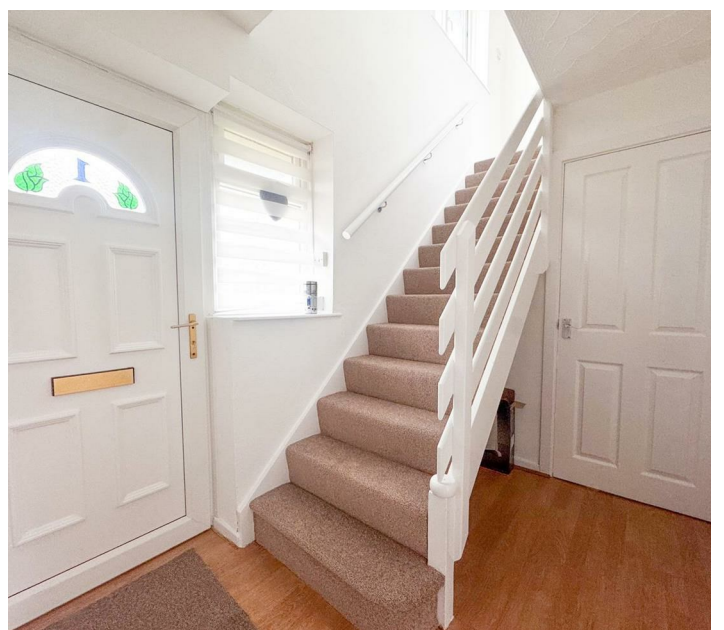
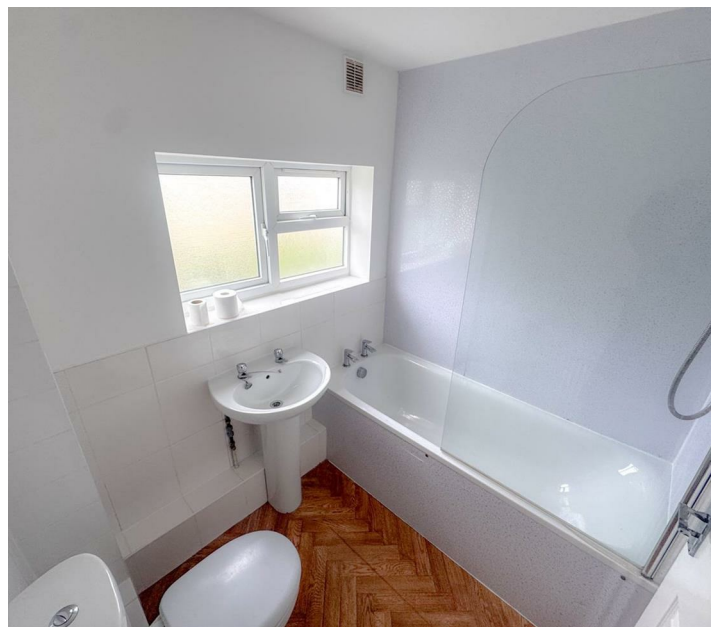
Upvc Double glazed window to side, panelled bath with electric shower over, low-level W/C pedestal wash hand basin, part tiled walls, radiator.

### **Rear Garden**

Enclosed by fence and wall, laid mainly to lawn with mature shrubs.

### **Front**

Laid to lawn and over looking green area.







## 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>		65	
(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	



**Ground Floor**



**First Floor**

Total floor area 88.3 sq.m. (951 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.