



**7 Cormorant Close, Weston-Super-Mare, BS22 8XA**

**£280,000**

- Semi Detached House
- Lounge/Diner
- Shower Room
- Large Low Maintenance Garden
- Three Bedrooms
- Kitchen
- Office/Bedroom Four
- Garage and Driveway



# 7 Cormorant Close, Weston-Super-Mare BS22 8XA

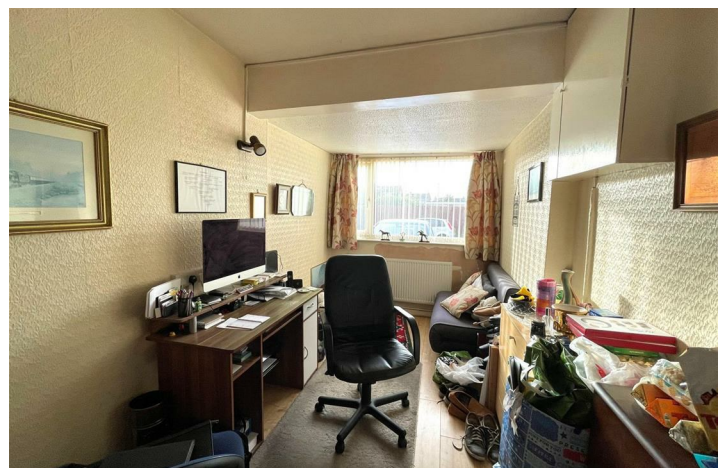
Rachel J Homes is delighted to market this Semi Detached House, ideally situated in South Worle and close to Schools, Shops, Transport Links, and Amenities. This is a great sized family home plenty of space inside and out. The accommodation briefly comprises of Entrance Hall, Kitchen, Bedroom Four/Office/Hobby Room, Lounge/Diner, Three Bedrooms, Bathroom, Good Sized Rear Garden, Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



**EPC**  
**D**

**Freehold**

**Council Tax Band: C**



## Hallway

UPVC front door, radiator, doors off

Up and over door, power and light,, block paved driveway providing parking for two cars.

## Lounge/Dining Room

4.79 x 5.89 (15'8" x 19'3" )

UPVC double glazed window and UPVC French doors to rear, feature brick fireplace with inset log burner, two radiators, walk in storage cupboard, wooden flooring, door to first floor.

## Kitchen

3.18 x 2.15 (10'5" x 7'0")

UPVC double glazed window to front, range of wall and floor units with work surfaces over, sink unit with mixer taps, built in electric hob, oven and grill, microwave, integrated fridge freezer, plumbing for automatic washing machine, and dishwasher, tiled flooring, underfloor heating

## Study/Bedroom Four

5.18 x 2.40 (16'11" x 7'10")

UPVC double glazed window to front, radiator

## Stairs to First Floor

Landing area, access to loft, doors off

## Bedroom One

3.64 x 2.93 (11'11" x 9'7")

UPVC double glazed window to front, built in double wardrobe, coved ceiling, radiator.

## Bedroom Two

3.24 x 2.94 (10'7" x 9'7")

UPVC double glazed window to rear, built in double wardrobe, radiator

## Bedroom Three

2.23 x 2.18 (7'3" x 7'1")

UPVC double glazed window to rear, radiator, built in wardrobes

## Shower Room

2.55 x 2.16 (8'4" x 7'1")

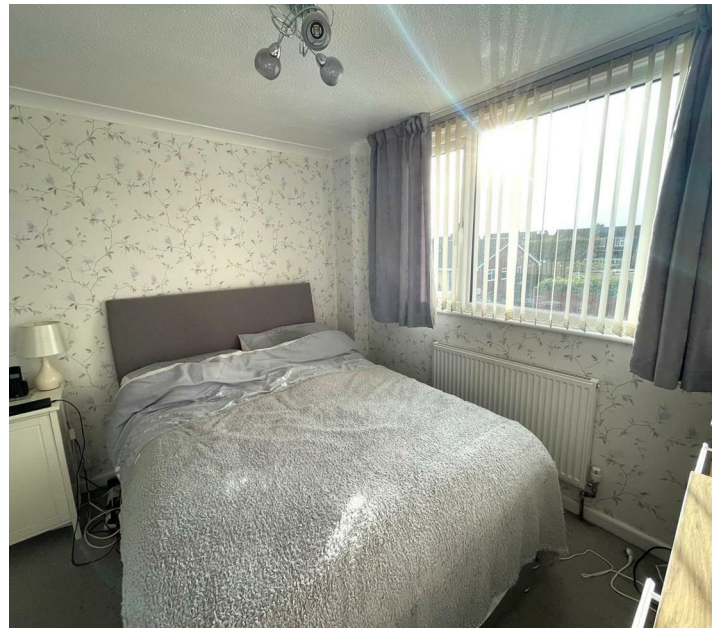
UPVC double glazed window to front, tiled walk in shower cubicle, wash hand basin, low level WC, heated towel rail, airing cupboard housing Glow Worm combination boiler, coved ceiling, inset spotlights, underfloor heating.

## Rear Garden

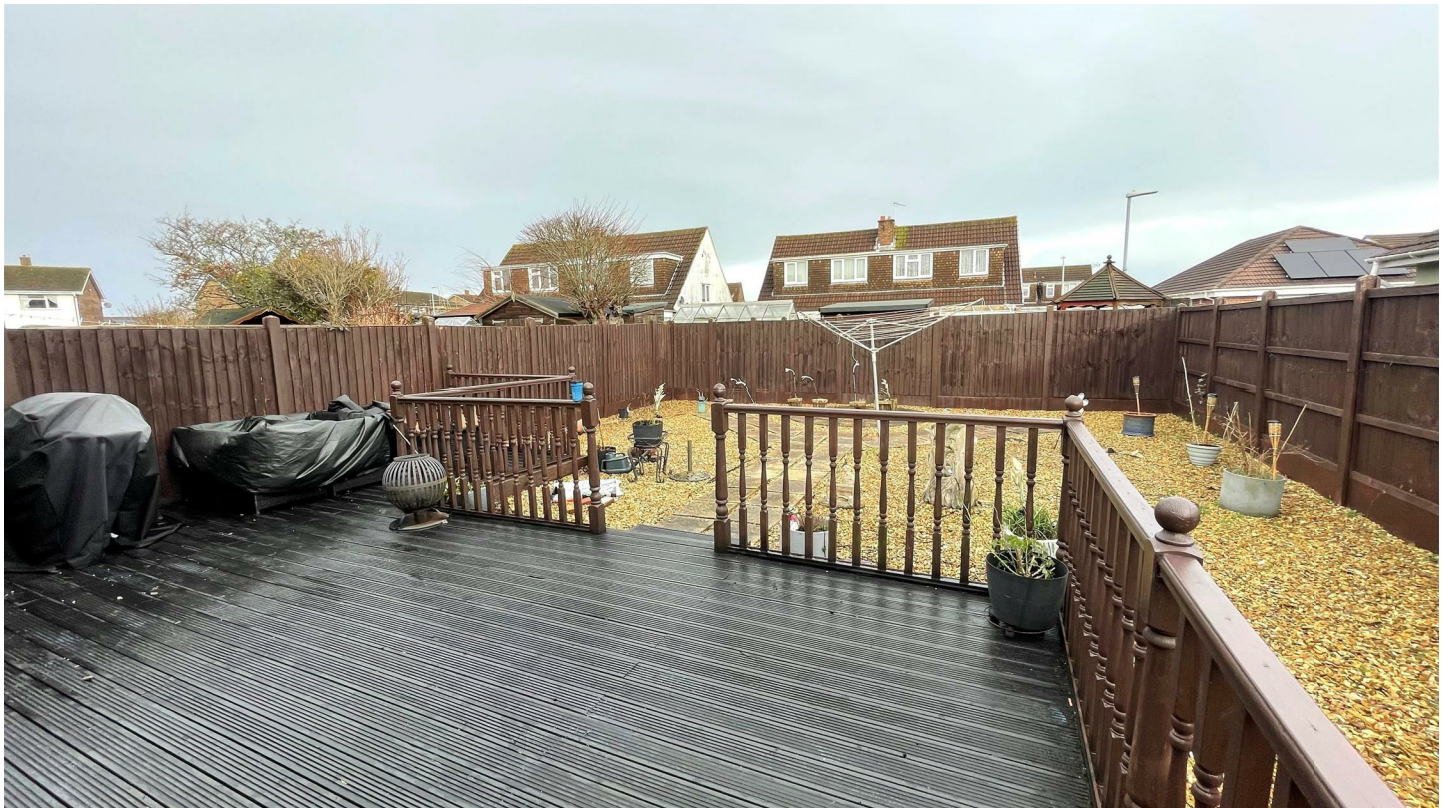
Enclosed by fencing, large decked area, area laid to gravel and paving, shed, side access, door to garage.

## Garage and Driveway













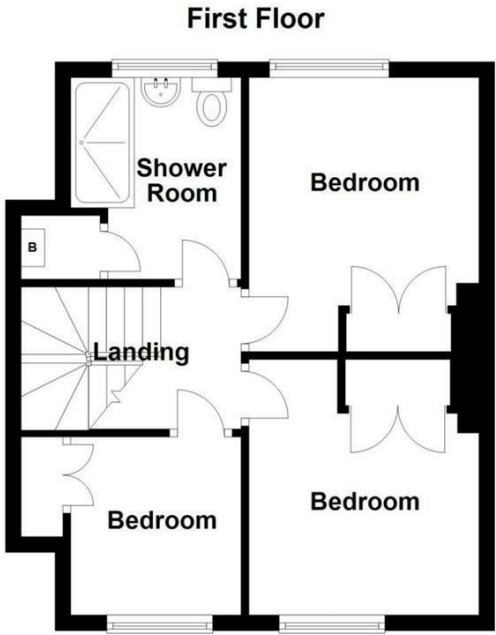
### Viewings

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		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)