



**5 Marlborough Drive, Weston-Super-Mare, BS22 6DQ**

**£275,000**

- Well Presented Extended Semi Detached House
- Four Bedrooms
- Lounge and Sun Room
- Kitchen/Breakfast/Dining Room
- Double Glazed and GCH
- Garage and Driveway
- No Chain
- EPC D



# 5 Marlborough Drive, Weston-Super-Mare BS22 6DQ

Rachel J Homes is delighted to market this extended Semi Detached House, ideally situated in North Worle with easy access to Shops, Schools, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a good sized home then make sure this is on your list to view. Having been somewhat updated by the current owner it is one that you can just move in and put your own touches as you want to. The accommodation briefly comprises of Entrance Hall, Lounge, Open Plan Kitchen/Breakfast/Dining Room, Sun Room, Four Bedrooms, one with Dressing area, newly fitted bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this home include double glazing, gas central heating plus there is no chain. Accompanied viewings - CALL NOW!!



**EPC**  
**D**

**Freehold**

**Council Tax Band: D**



### **Entrance**

UPVC Double glazed door and side panels, coved ceiling, radiator, understairs cupboard housing consumer unit and gas meter, laminate floor, stairs to first floor, glazed internal door to.

### **Lounge**

**4.86 x 3.36 (15'11" x 11'0")**

UPVC double glazed bay window with deep windowsill, coved ceiling, brick fireplace inset electric fire and slabbed hearth, TV point double radiator, laminate floor, internal glazed door to.

### **Dining Room**

**2.61 x 2.53 (8'6" x 8'3")**

Laminate floor, sliding patio doors to sun room.

### **Kitchen/ Breakfast Room**

**5.90 x 2.72 at widest. (19'4" x 8'11" at widest.)**

UPVC double glazed window, range of wall and floor units, work surfaces over, single drainer stainless steel sink unit mixer tap over, wall mounted ideal combi boiler,, radiator, plumbing for automatic washing machine, space for under counter fridge freezer, vinyl flooring,

### **Breakfast Area**

Radiator, space for table and chairs.

### **Sun Room**

**2.93 x 2.4 (9'7" x 7'10")**

UPVC double glazed french doors to rear, two wooden tilt and turn windows to side, tiled floor.

### **Stairs to First Floor/Landing**

Storage cupboard, access to loft space, doors off.

### **Bedroom One**

**3.43 x 2.75 (11'3" x 9'0" )**

UPVC window to rear, radiator, archway to walk in dressing area/nursery area.

### **Bedroom Two**

**3.71 x 3.06 (12'2" x 10'0")**

UPVC double glazed window to front, radiator.

### **Bedroom Three**

**3.62 x 1.83 (11'10" x 6'0")**

UPVC double glazed window to side, radiator, built in storage recess

### **Bedroom Four**

**2.21 x 1.89 (7'3" x 6'2")**

UPVC double glazed window to front, radiator, storage cupboard.

### **Bathroom**

**2.50 x 1.65 (8'2" x 5'4")**

White suite comprising of panel bath with shower, wash hand basin with cupboard under, low level wc, heated towel rail, extractor fan, vinyl flooring.

### **Front Garden**

Enclosed by walling, mainly laid to lawn, shrub borders.

### **Rear Garden**

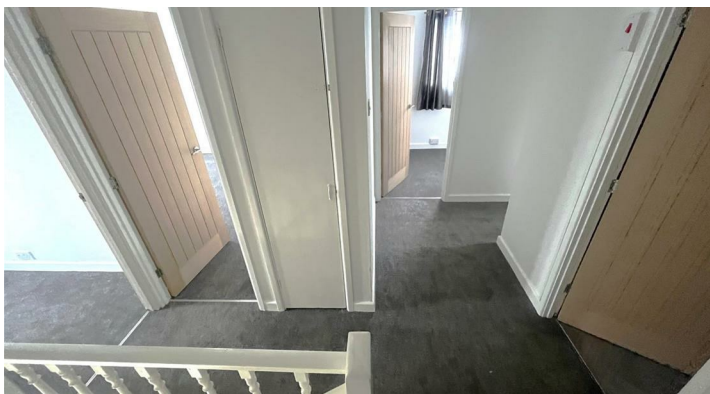
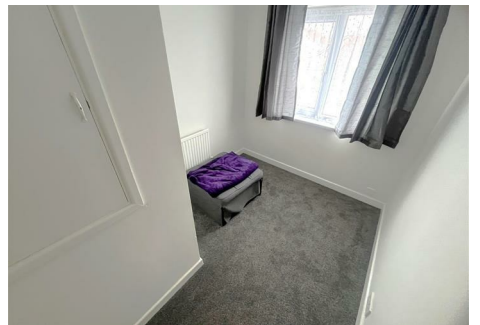
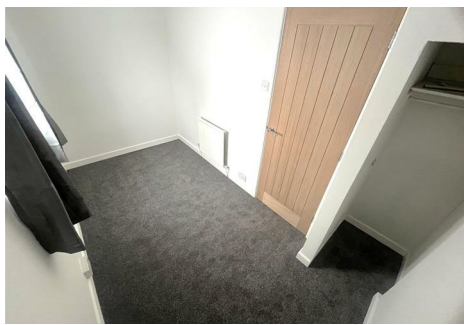
Enclosed by part wall part fence, mainly laid to lawn, personal door to garage, side access gate.

### **Garage and Driveway**

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











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		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC