



**19, Kilve Dunster Crescent, Weston-Super-Mare, BS24 9ED**

**£235,000**

- Well Presented Terrace House
- Two Reception Rooms
- Bathroom & Separate W/C
- Double Glazed & GCH
- Two Double Bedrooms
- Kitchen and Utility Area
- Front and Rear Gardens
- No Chain

# Kilve Dunster Crescent, Weston-Super-Mare BS24 9ED

Rachel J Homes is delighted to market this well presented terrace house ideally situated on the South side of town, close to shops, amenities, schools and bus links. If you are looking for a home that you can "just move in" then make sure you have this one on your list to view. The spacious accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Second Sitting Room (converted garage), Utility Area, Two Double Bedrooms, Bathroom, Separate WC, Front and Rear Gardens, Driveway. Added benefits of this super home include newly refitted double glazing, gas central heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
C

Freehold

Council Tax Band: B



### **Entrance Hallway**

Upvc Double glazed entrance door, personal door into Garage, stairs to first floor, door to Kitchen and door to;

### **Lounge**

**3.74 x 3.55 (12'3" x 11'7")**

Upvc Double glazed window to rear, coved ceiling, T.V point, radiator.

### **Kitchen**

**2.62 x 2.58 (8'7" x 8'5")**

Upvc Double glazed window to Front, range of base units with wooden work surface over and tiled splash back, space for free standing cooker with glass splashback, stainless steel sink and drainer, space for under counter fridge, tiled floor, door to;

### **Dining Room**

**3.81 x 2.09 (12'5" x 6'10")**

Upvc Double glazed French doors to rear garden, coved ceiling, radiator, tiled flooring.

### **Garage - currently being used as a Lounge**

**3.39 x 3.32 (11'1" x 10'10")**

Large understairs storage cupboard, door to;

### **Utility**

Upvc Double glazed full length window to Front, wall mounted Combi boiler, space for washing machine, tumble dryer and under counter freezer.

### **Stairs To First Floor**

Radiator, door to eaves storage currently being used as dressing room.

### **Bedroom One**

**3.80 x 2.78 (12'5" x 9'1")**

Upvc Double glazed window to rear, radiator, light with built-in fan.

### **Bedroom Two**

**3.42 x 2.78 (11'2" x 9'1")**

Upvc Double glazed window to rear, radiator, LED light with built in fan.

### **Bathroom**

Upvc Double glazed window to front, panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, fully tiled walls.

### **Separate W/C**

Low level W/C, wash hand basin, open eaves storage.

### **Rear Garden**

Enclosed by fencing, laid to lawn with patio area and mature shrubs.

### **Front**

Laid to decorative gravel with off road parking and mature shrubs.







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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	