



25 Careys Way, Weston-Super-Mare, BS24 7HH

£285,000

- Well Presented Modern House
- Two Reception Rooms
- Low Maintenance Rear Garden
- Double Glazed & GCH
- Three Bedrooms
- Family Bathroom, En-Suite & DS W/C
- Garage & Parking
- Close to Transport Links via Rail, Bus and M5

25 Careys Way, Weston-Super-Mare BS24 7HH

Rachel J Homes is delighted to market this modern house ideally situated on the edge of Weston Village giving easy access to transport links via rail, bus and M5 corridor, schools, shops and amenities. If you are a first time buyer then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms, Ensuite to the master, Family Bathroom, Front and Rear Garden, Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: C



Entrance Hallway

Composite entrance door, radiator, stairs to first floor, doors off to all rooms.

Downstairs W/C

Upvc Double glazed window to Front, low level W/C, wash hand basin, radiator, consumer unit.

Lounge

6.00 x 3.19 (19'8" x 10'5")

Upvc Double glazed box bay window to front, Upvc Double glazed French doors to rear, two radiators, feature fireplace, T.V point, telephone point.

Dining Room

3.25 x 3.03 (10'7" x 9'11")

Upvc Double glazed box bay window to front, radiator.

Kitchen

3.34 x 2.62 (10'11" x 8'7")

Upvc Double glazed window and door to rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, space for washing machine and fridge freezer, storage cupboard with light and power.

Stairs and Landing

Upvc Double glazed window to rear, radiator, storage cupboard housing water tank, doors off to all rooms.

Master Bedroom

4.58 x 3.20 (15'0" x 10'5")

Upvc Double glazed window to front, radiator, door to;

En-Suite

2.49 x 1.72 (8'2" x 5'7")

Upvc Double glazed window to rear, double shower cubicle with double sunflower shower, pedestal wash hand basin, low level W/C, radiator.

Bedroom Two

3.89 x 2.82 (12'9" x 9'3")

Upvc Double glazed window to front, radiator, loft hatch.

Bedroom Three

2.30 x 2.21 (7'6" x 7'3")

Upvc Double glazed window to rear, radiator, storage cupboard

Bathroom

1.88 x 1.71 (6'2" x 5'7")

Upvc Double glazed window to rear, panel bath, pedestal wash hand basin, low level W/C, radiator.

Rear Garden

Enclosed by fencing, laid to paving, gate giving access to garage and parking.

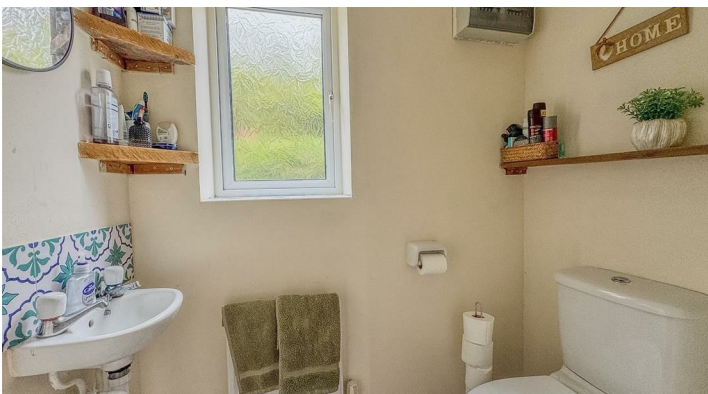
Garage and Parking

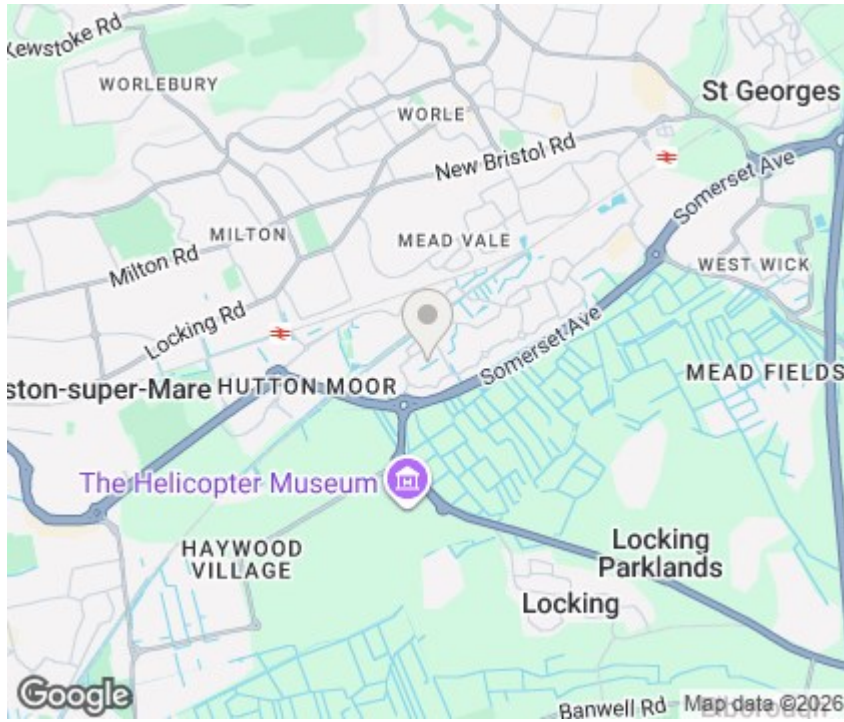
Up and over door with parking space to Front.

Front

Located down a pedestrian only footpath, laid to decorative gravel with mature bushes.







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) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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