



**43 Falcon Crescent, Weston-Super-Mare, BS22 8RY**

**£275,000**

- Detached Bungalow
- Lounge/Diner
- Brand New Shower Room
- Garage & Parking for Several Vehicles
- Two Double Bedrooms
- Kitchen
- Southwest Facing Rear Garden
- No Chain



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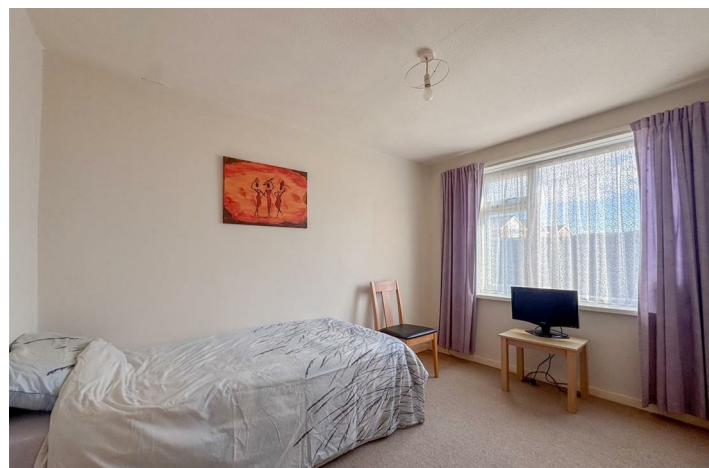
Rachel J Homes is delighted to market this Detached Bungalow ideally situated in South Worle, on the level and close to shops, amenities, schools and transport links. The accommodation briefly comprises of Entrance Hallway, Lounge/Diner, Kitchen, Two Double Bedrooms, Refitted Shower Room, Good Size Gardens to Front and Southwest Facing at the rear, Garage and Driveway for several vehicles. Added benefits of this lovely home include double glazing and no onward chain. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: C



### **Entrance Hallway**

Upvc Double glazed entrance door and side panel, night storage heater, cupboard housing consumer unit, electric and water meters, doors off to all rooms.

### **Lounge/Diner**

**6.08 x 3.51 (19'11" x 11'6")**

Upvc Double glazed patio doors to rear, electric feature fire, night storage heater, TV point, door to;

### **Kitchen**

**3.37 x 2.49 (11'0" x 8'2")**

Upvc Double glazed door and side panel to rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for electric cooker, with extractor over, washing machine & fridge freezer.

### **Bedroom 1**

**4.23 x 3.50 (13'10" x 11'5")**

Upvc Double glazed window to front, night storage heater, built in wardrobe, chest of drawers & dressing table.

### **Bedroom 2**

**3.38 x 2.51 (11'1" x 8'2")**

Upvc Double glazed window to front, night storage heater, loft access.

### **Refitted Shower Room**

**2.48 x 1.82 (8'1" x 5'11")**

Upvc Double glazed window to front, low level W/C, wash hand basin set into vanity unit, heated towel rail, walk in shower cubicle with double hot water mixer shower and foldable seat, part panelled walls, heated towel rail, airing cupboard with hot water tank.

### **Front Garden**

Enclosed by hedging, laid mainly to lawn with block paved driveway for at least two cars.

### **Rear Garden**

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

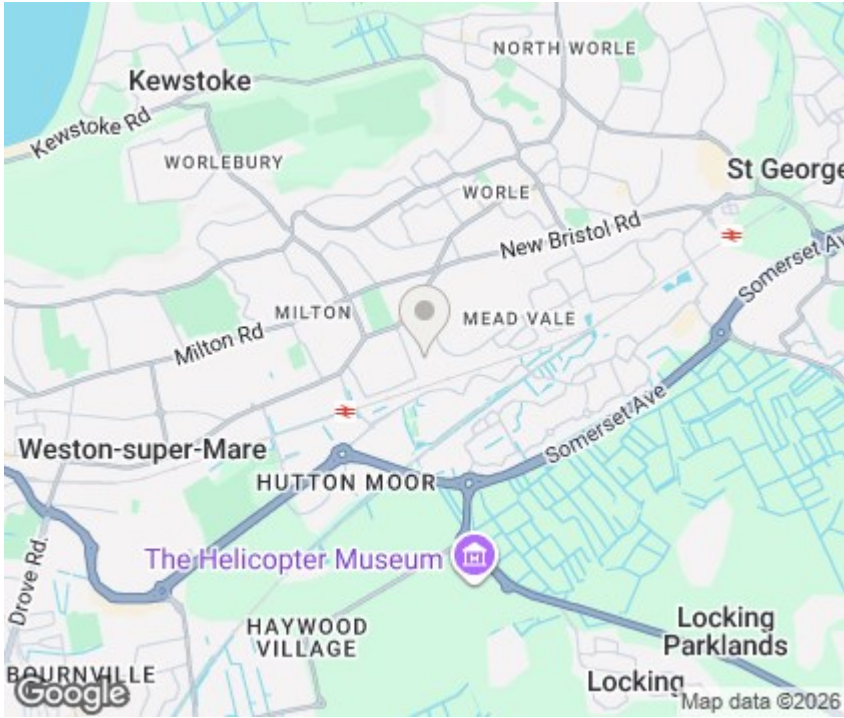
### **Garage**

Up and over door, light and power, extra work shop space to rear, two personal doors to side.









Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 