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Rachel J Homes
Estate Agents

01934 621299
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1 Fraser Close, Weston-Super-Mare, BS22 9PZ

£378,000

- Well Presented Detached House
- Lounge and Dining Room
- Double Glazed & GCH
- Front and Rear Gardens
- Four Bedrooms
- Family Bathroom, En-Suite & DS W//C
- Garage & Driveway
- Close to Schools, Shops and Transport Links

1 Fraser Close, Weston-Super-Mare BS22 9PZ

Rachel J Homes is thrilled to market this lovely sized family home, situated in a great location in North Worle and close to shops, schools, amenities and transport links via Rail, Bus and M5 corridor. If you are looking for a home that can offer plenty of space inside and out then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Downstairs WC, Lounge, Dining Room, Kitchen, Four Bedrooms, Ensuite to the Master, Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this super home include double glazing, gas central heating plus the vendor has found her onward purchase which has no onward chain. Accompanied viewings - CALL NOW!!

4 2 2 EPC D

Freehold

Council Tax Band: D







Porch
Upvc Double glazed door and side panel into Porch, wooden door into;

Entrance Hall
Personal door into Garage, storage cupboard, radiator, laminate flooring, 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 set into vanity unit, radiator, laminate flooring.

Lounge
4.76 x 3.98 (15'7" x 13'0")
Upvc Double glazed patio doors to rear garden, T.V point, radiator, gas living flame fire set into feature surround,

Dining Room
3.16 x 2.58 (10'4" x 8'5")
Upvc Double glazed window to Front, consumer unit, radiator, laminate flooring.

Kitchen
3.98 x 2.58 (13'0" x 8'5")
Upvc Double glazed window to Rear, Upvc Double glazed door to side, range of wall and base units with work surface over and tiled splashback, gas hob with extractor over, eye level electric oven and grill, space for fridge freezer and washing machine, radiator, tiled flooring,

Stairs and Landing
Upvc double glazed window to side, access to loft, storage cupboard, radiator, doors off to all rooms.

Master Bedroom
3.89 x 3.08 (12'9" x 10'1")
Upvc Double glazed window to Rear, built-in double wardrobe, radiator, door to;

Ensuite
Upvc Double glazed window to Side, shower cubicle with hot water mixer shower, low level W/C, wash hand basin set into vanity unit, radiator, fully tiled walls and floor.

Bedroom Two
3.45 x 3.08 (11'3" x 10'1")
Upvc Double glazed window to Rear, radiator.

Bedroom Three
3.16 x 2.79 (10'4" x 9'1")
Upvc Double glazed window to Front, radiator.

Bedroom Four
2.35 x 2.11 (7'8" x 6'11")
Upvc Double glazed window to Front, radiator.

Bathroom
2.20 x 2.11 (7'2" x 6'11")
Upvc Double glazed window to Front, panel bath with double rainforest shower over, low level W/C, pedestal wash hand basin, fully tiled walls, heated towel rail.

Front
Laid to lawn with decorative gravel and driveway.

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

Garage
5.07 x 2.35 (16'7" x 7'8")
Up and over door, light and power.








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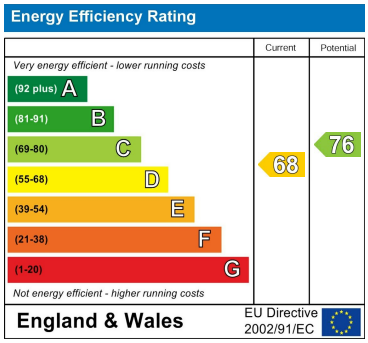


Viewings

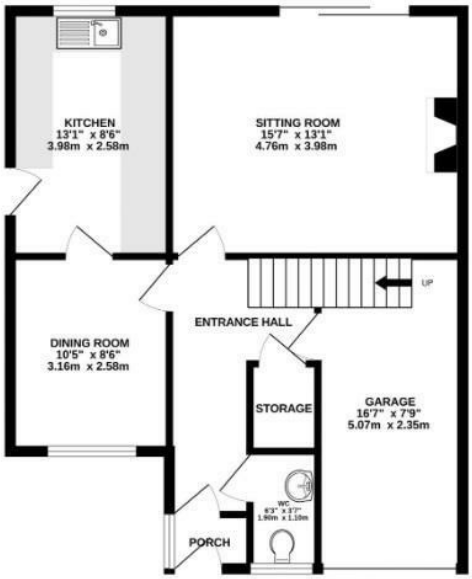
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

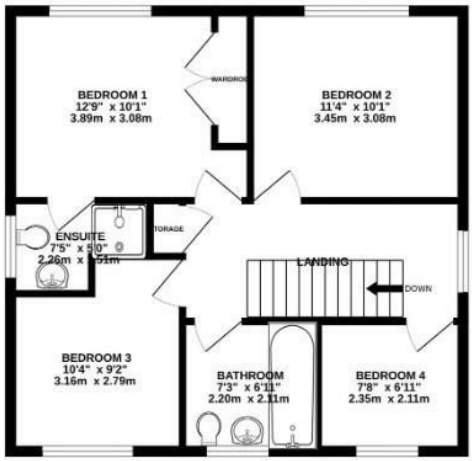
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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

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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