



**20 Scaffell Close, Worle, Weston super Mare, N Somerset, BS23 2XF**

**£250,000**

- Well Presented Staggered Terrace House
- Three Bedrooms
- Lounge and Conservatory
- Kitchen
- Double Glazed and GCH
- Lovely Tiered Mature Garden
- Parking Space to Rear
- No Chain

# 20 Scaffell Close, Weston super Mare BS23 2XF

Rachel J Homes is delighted to present this lovely home located on Weston Hillside, off of a quiet Cul de Sac and in a great location for easy access to Ashcombe Park, schools, amenities and transport links. If you are looking for a home in a lovely location make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen/Diner, Three Bedrooms, Bathroom, Front and Rear Gardens, Parking at the rear of the property. Added benefits of this super home include gas central heating and double glazing plus there is no onward chain. Accompanied viewings - CALL NOW but BE QUICK!!



**EPC**  
C

**Freehold**

**Council Tax Band: B**



### **Entrance Hallway**

UPVC double glazed entrance door with side window into hallway, stairs to first floor, under stairs cupboard, thermostat, radiator.

### **Lounge**

**4.45m by 3.28m (14'7" by 10'9" )**

UPVC double glazed picture window to front, dado rail, electric fire with wooden surround,, TV point, phone point, two radiators, UPVC double glazed sliding door into:

### **Conservatory**

**3.45m by 2.79m (11'4" by 9'2" )**

Part brick and UPVC double glazed windows, UPVC door to rear garden, polycarbonate roof.

### **Kitchen/Dining Room**

**4.65m by 3.53m (15'3" by 11'7" )**

UPVC double glazed window to rear, UPVC double glazed door to garden, range of wall and base units with work top over, space for electric oven, extractor hood over, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, single stainless steel sink and drainer with mixer tap over, part tiled walls, doorway to pantry housing consumer unit.

### **Stairs to First Floor**

Landing - Cupboard housing Vaillant combination boiler.

### **Bedroom One**

**3.38m by 3.33m (11'1" by 10'11" )**

UPVC double glazed window to rear, walk in wardrobe with light, radiator, loft access.

### **Bedroom Two**

**2.87m by 2.06m (9'5" by 6'9" )**

UPVC double glazed window to rear, radiator.

### **Bedroom Three**

**2.67m by 2.34m (8'9" by 7'8" )**

UPVC double glazed window to front, radiator.

### **Bathroom**

**2.21m by 1.68m (7'3" by 5'6")**

UPVC double glazed window to rear, white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail.

### **Front Garden**

Open plan, laid to lawn

### **Rear Garden**

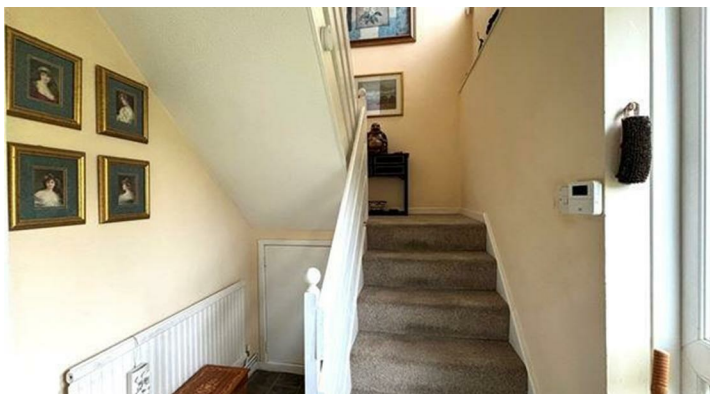
Enclosed by fence, tiered garden, patio area, ornamental chipping, mature shrubs, rear access gate to parking bay

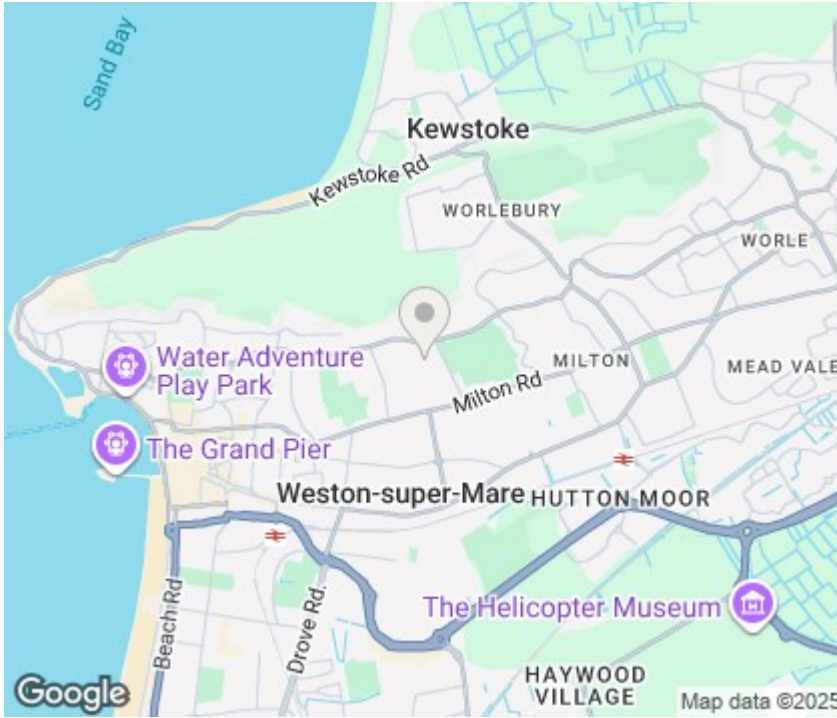
### **Additional Information**

Maintenance Fee

£20.00 per month covers communal grounds, street lighting, road surface and signage.







## Viewings

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

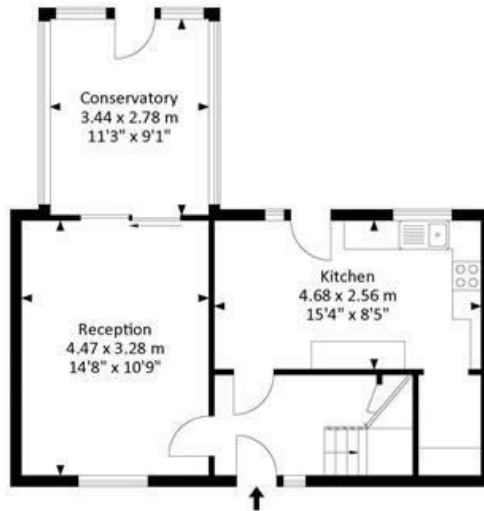
## EPC Rating:

C

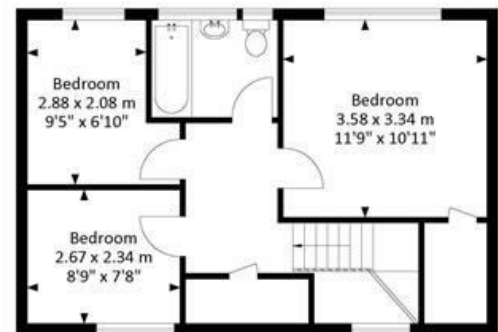
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 20 Scafell Close, Weston super Mare

Approx. Gross Internal Area  
950.20 Sq.Ft - 88.50 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.