



**2 Beaumont Close, Weston-Super-Mare, BS23 4LL**

**£425,000**

- Extended Semi Detached Older Style House
- Two Reception Rooms
- Good Sized Garden
- Loft Room
- Three/Four Bedrooms
- Open Plan Kitchen/Diner
- Garage and Parking for Several Cars
- Popular Southward Location

# 2 Beaumont Close, Weston-Super-Mare BS23 4LL

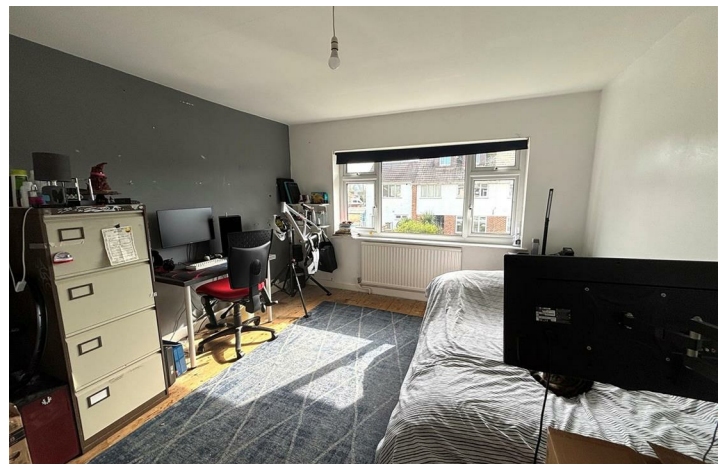
Rachel J Homes is delighted to market this Deceptively Spacious Extended Older Style Semi Detached House, located on a corner plot and ideally situated in the popular location of Southward and close to Schools, Shops, Amenities, Sea Front and Town Centre. If you are looking for a great sized family home that can offer versatile accommodation then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/Dining Room, Utility Room, Downstairs Bedroom/Office, Downstairs WC, Three Bedrooms, Loft Rooms, - one being used at Storage and one as a Bedroom, Shower Room, and Separate WC. Outside there is a good sized garden which is low maintenance, Garage and Driveway for several cars. Added benefits of this lovely home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: C



### **Entrance Vestibule**

Part glazed door, tiled floor, feature stained glass window, door to

### **Hallway**

UPVC window to side, understairs storage, further cupboard housing consumer unit, radiator, stairs to first floor, doors off to rooms

### **Lounge**

**4.23 x 3.59 at widest (13'10" x 11'9" at widest)**

UPVC double glazed window to front, open fireplace with wood surround and marble effect hearth, TV point, wall lights, radiator

### **Kitchen/Dining Room**

**6.96 x 3.16 (22'10" x 10'4")**

UPVC double glazed windows to side and rear, range of wall and floor units with work surface over, one and half bowl composite sink and drainer, space for range cooker, space for dishwasher, large feature island with storage cupboards under, integral fridge/freezer, cupboard housing boiler, radiator, door to

### **Utility Room**

**4.43 x 1.91 (14'6" x 6'3")**

Two UPVC windows to front and side, UPVC door to courtyard area, work surface with single drainer sink unit, space for washing machine and tumble dryer, access to loft space, radiator,

### **Bedroom / Office**

**4.41 x 2.94 (14'5" x 9'7")**

UPVC double glazed window to front, radiator, Due to the position of this room and access, combined with the Utility and Downstairs WC this could be made a separate annex to the house.

### **Downstairs Cloakroom**

Wash hand basin, low level WC, extractor fan

### **Landing**

UPVC double glazed window , doors off

### **Bedroom One**

**4.55 x 3.69 (14'11" x 12'1")**

UPVC double glazed window to front, radiator, built in cupboard

### **Bedroom Two**

**3.61 x 3.02 (11'10" x 9'10")**

UPVC double glazed window to rear, radiator.

### **Bedroom Three**

**2.58 x 2.39 (8'5" x 7'10")**

UPVC double glazed window to front, built in cupboard, radiator,

### **Shower Room**

**3.19 x 1.57 (10'5" x 5'1")**

UPVC double glazed window to side, double shower cubicle, pedestal wash hand basin, airing cupboard, radiator.

### **Separate WC**

UPVC double glazed window to rear, low level WC

### **Stairs to Loft Rooms**

#### **Loft Room(used as a Bedroom)**

**4.70 x 3.65 (15'5" x 11'11")**

Two Velux windows, eaves storage

#### **Storage Area**

**4.70 x 2.54 (15'5" x 8'3")**

Velux window, storage cupboard

#### **Garden**

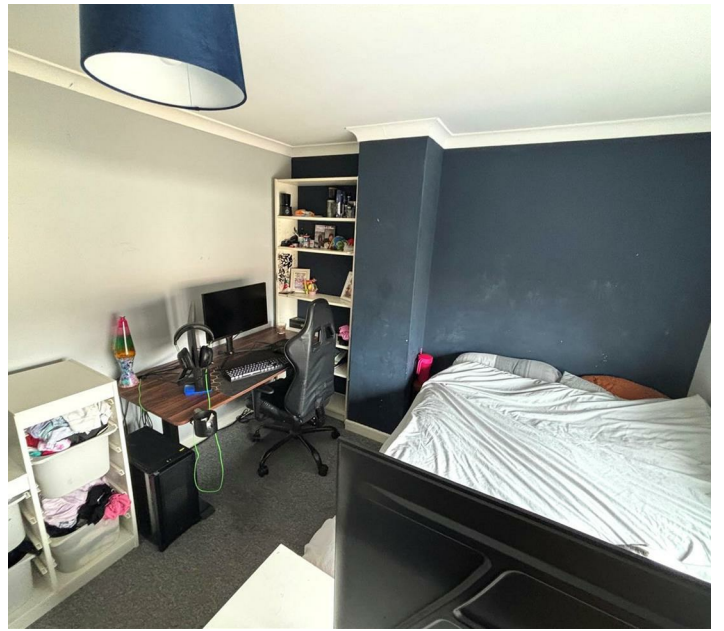
Enclosed by high walling and fencing, low maintenance laid to artificial grass, area laid to chippings.

#### **Courtyard Garden Area**

Enclosed by walling and fencing, laid to chippings.

#### **Garage and Driveway**

Up and over door, power and light, driveway for several cars.







## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	72
(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

