



20 Walsh Close, Weston-Super-Mare, BS24 9XH

£350,000

- Well Presented Detached House
- Lounge and Conservatory
- Double Glazed and GCH
- Driveway for Two Cars
- Three Good Sized Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Edge of Hutton Village

20 Walsh Close, Weston-Super-Mare BS24 9XH

Rachel J Homes is delighted to market this well presented detached house situated on the popular development of Woodside, just on the edge of Hutton Village. If you are looking for a lovely family home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Kitchen/Diner, Conservatory, Downstairs Shower Room, Utility Area Three Bedrooms, Bathroom, Front and South Facing Rear Garden, Garage has been partly converted but has storage space. Added benefits of this lovely home includes double glazing and gas central heating. Accompanied viewings - CALL NOW!!



3



2



1



EPC
D

Freehold

Council Tax Band: D



Entrance Hall

UPVC double glazed entrance door into the hallway, radiator, laminate flooring, doors to

Lounge

7.16 x 3.48 (23'5" x 11'5")

Two UPVC double glazed windows to front, coved ceiling, radiator.

Kitchen / Diner

4.88 x 3.33 (16'0" x 10'11")

UPVC double glazed window through to conservatory, range of wall and floor units with work surfaces over and tiled splashback, stainless steel sink and drainer with mixer tap over, space for gas oven, understairs cupboard, dining area, coved ceiling, part tiled walls, tiled flooring in kitchen area, laminate flooring in dining area, radiator, archway to

Conservatory

4.95 x 2.11 (16'2" x 6'11")

Part UPVC and brick construction, double glazed window and French doors to garden, radiator, laminate flooring, self cleaning tinted glass roof, air conditioning,

Inner Hallway

UPVC double glazed door and side panel to rear, radiator, door to storage area, and utility area

Downstairs Shower Room

1.57 x 1.45 (5'1" x 4'9")

White suite comprises of shower cubicle with electric shower, and UPVC panels, wash hand basin set into vanity unit, low level WC, radiator

Utility Area

2.39 x 1.93 (7'10" x 6'3")

Space for washing machine and freezer, consumer unit and meters.

Stairs to the First Floor

Doors to all rooms, airing cupboard housing boiler and radiator

Bedroom One

3.38 x 2.69 (11'1" x 8'9")

UPVC double glazed window with view to the rear, built in wardrobes, loft access

Bedroom Two

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

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

Bedroom Three

2.49 x 1.70 (8'2" x 5'6")

UPVC double glazed window to rear, built in wardrobes, radiator

Bathroom

2.46 x 2.08 (8'0" x 6'9")

UPVC double glazed window to front, low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator, tiled walls.

Front Garden

Laid to lawn with area for parking for two cars

Rear Garden

Enclosed by fencing, area laid to lawn, flower and shrub borders, patio area, outside power and lighting.

Converted Garage Storage Area

UPVC double glazed window to front, power and light, storage area







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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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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