



28 Kelston Gardens, Weston-Super-Mare, BS22 7FP

£245,000

- Retirement Bungalow in Kelston Gardens
- Lounge and Conservatory
- Shower Room
- 24 Hour Care Link
- Two Bedrooms
- Kitchen
- Double Glazed and NSH
- No Chain

28 Kelston Gardens, Weston-Super-Mare BS22 7FP

Rachel J Homes is delighted to market this Retirement Bungalow located in the popular development of Kelston Gardens, in North Worle. Enjoying a level position and close to local shops, bus route and amenities this is a lovely home for someone looking to retire. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen, Two Bedrooms, Shower Room, Front and Rear Gardens, Parking available. Added benefits of this super home include Double Glazing, Night Storage Heating, 24 Carelink plus there is No Onward Chain. Accompanied viewings - CALL NOW!!!



EPC

Freehold

Council Tax Band: B



Entrance Hallway

Wood and glass entrance door into hallway, night storage heater, emergency pull cord, loft hatch, doors off to all rooms.

Lounge

4.07 x 3.66 (13'4" x 12'0")

Double glazed wooden patio doors to conservatory, night storage heater, T.V point, telephone point, emergency pull cord.

Conservatory

3.68 x 2.27 (12'0" x 7'5")

Metal and glass construction with polycarbonate roof, power.

Kitchen

3.07 x 2.46 (10'0" x 8'0")

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, space for electric with extractor over, space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap over, emergency pull cord.

Bedroom 1

3.16 x 3.12 (10'4" x 10'2")

Upvc Double glazed window to rear, night storage heater, built in wardrobe, storage cupboard housing water tank. emergency pull cord.

Bedroom 2

2.94 x 2.94 (9'7" x 9'7")

Upvc Double glazed window to front, night storage heater. emergency pull cord.

Shower Room

2.11 x 1.66 (6'11" x 5'5")

Low-level W/C, pedestal wash hand basin, heated towel, double walk-in shower with electric shower, part tiled walls, wall mounted heater, wall mounted storage cupboard, emergency pull cord.

Rear Garden

Enclosed by wall and fence, laid to patio with mature shrubs.

Front

Laid to lawn with mature shrubs.







Viewings

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

EPC Rating:

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

Flat

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from EvoVe Partnership Limited. All rights reserved.
Plan produced using PlanUp.