



**8 Kent Avenue, West Wick, Weston super Mare, BS24 7FH**

**£323,000**

- Well Presented Town House
- Two Reception Rooms
- Family Bathroom, En-Suite & DS W/C
- Double Glazed & GCH
- Three Bedrooms - Formerly Four Beds
- Refitted Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- Garage & Parking for Two Cars

# 8 Kent Avenue, West Wick BS24 7FH

Rachel J Homes is delighted to present this beautifully maintained and spacious Town House, perfectly positioned in the popular area of West Wick. Ideally located for convenient access to local shops, schools, rail, bus and M5 transport links. Designed with growing families in mind, the generous and versatile accommodation is arranged over three floors and briefly comprises, ground Floor – Entrance Hallway, Downstairs WC, Dining Room and Kitchen/Breakfast Room. On the first floor Lounge, Bedroom Two with Ensuite and the second floor offers an impressive Master Bedroom (originally two rooms that could be reinstated if required), Bedroom Three and Family Bathroom. Outside the rear garden is low maintenance with a lovely Summerhouse, Garage and parking for Two Vehicles. Added benefits of this super family home includes double glazing and gas central heating. An internal viewing is highly recommended to appreciate what is on offer. Accompanied viewings – CALL NOW to book yours!!



**EPC**  
C

**Freehold**

**Council Tax Band: C**



### **Entrance Hallway**

Composite entrance door, built-in double storage cupboard, stairs to first floor, doors off to all rooms.

### **Downstairs W/C**

Low level W/C, pedestal wash hand basin,

### **Dining Room/ Study**

**2.84m x 2.74m (9'4" x 9'0")**

Upvc Double glazed window to front, radiator

### **Kitchen / Breakfast Room**

**4.48 x 4.01 (14'8" x 13'1")**

Upvc Double glazed window and French doors to rear, An exceptional, recently installed, fully integrated kitchen of superior quality, incorporating a comprehensive range of modern appliances including an instant hot water tap, microwave and wine fridge. Thoughtfully designed to combine outstanding functionality with contemporary style.

### **Stairs to First Floor**

Stairs to second floor, doors off to all rooms.

### **Bedroom 2**

**3.58 x 2.88 (11'8" x 9'5")**

Upvc Double glazed window to rear, radiator, built-in double wardrobe, door to;

### **En-Suite**

Upvc Double glazed window to rear, low level W/C, pedestal wash hand basin, shower cubicle with hot water mixer shower.

### **Lounge**

**4.47m x 4.22m (14'8 x 13'10)**

Two Upvc Double glazed windows to front, T.V point, two radiators, electric feature fire set into surround.

### **Stairs to Second Floor**

Built-in double storage cupboard, doors to bedroom 3 and bathroom, open plan to main bedroom (formally Bedroom two & four)

### **Master Bedroom**

**4.53 x 4.42 (14'10" x 14'6")**

Formally bedroom two & bedroom four.

Two Upvc double glazed windows to front, two radiators.

### **Bedroom 3**

**3.60 x 2.43 (11'9" x 7'11")**

Upvc Double glazed window to rear, radiator.

### **Bathroom**

**2.05 x 1.68 (6'8" x 5'6")**

Upvc Double glazed window to rear, panel bath, low level W/C, pedestal wash hand basin, radiator.

### **Rear Garden**

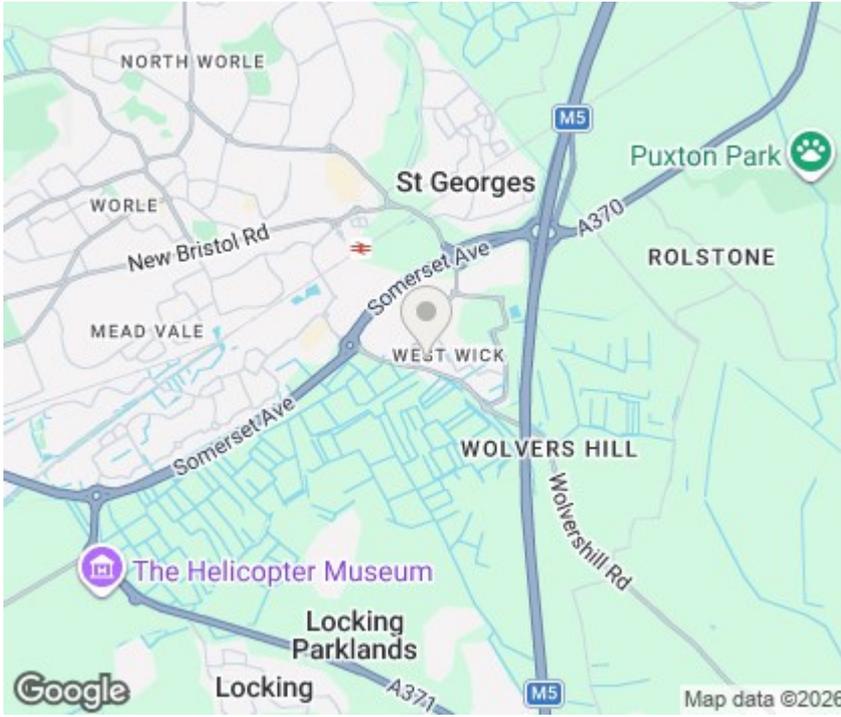
Enclosed by fencing, an area laid to patio with artificial grass, mature shrubs and trees, stylish summer house with power, gate giving access to rear passageway to garage and parking.

### **Garage and Parking**

Up and over door, parking to front of garage for two cars.







## Viewings

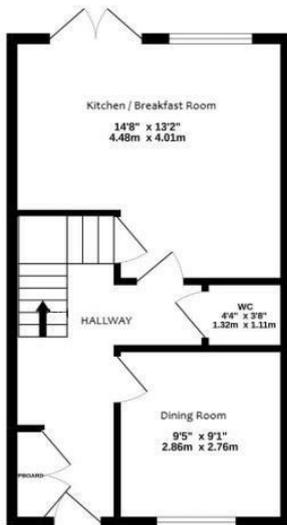
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

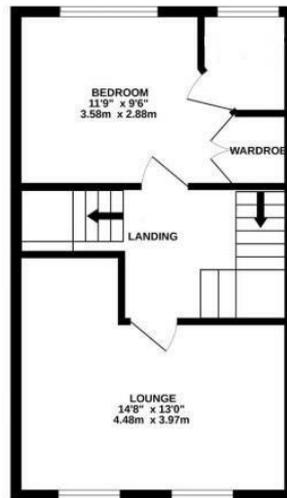
C

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

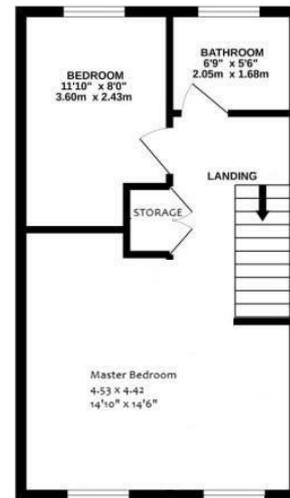
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA - 1155 sq.ft. (107.3 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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