



**43 Westbrook Road, Weston-Super-Mare, BS22 8JY**

**£294,000**

- Well Presented Semi Detached Bungalow
- Two/Three Bedrooms
- Lounge
- Sitting Room/Dining Room
- Kitchen and Utility
- Lovely Bathroom
- Garage and Shared Driveway



# 43 Westbrook Road, Weston-Super-Mare BS22 8JY

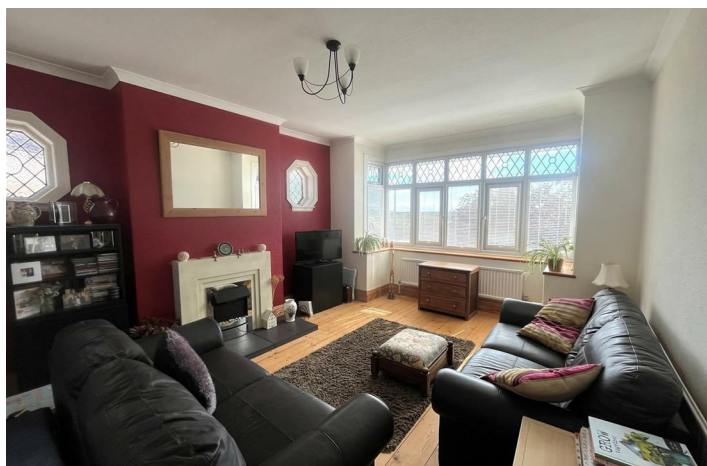
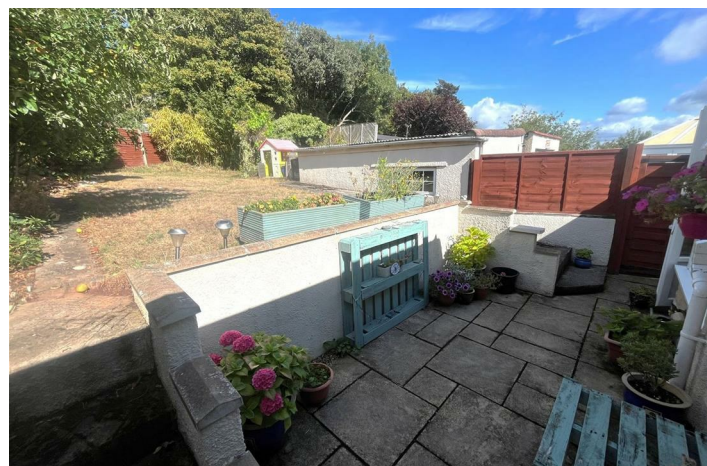
Rachel J Homes is delighted to market this Well Presented Semi Detached Bungalow situated in the popular Westbrook Road in Milton with easy access to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. The bungalow has been improved by the current owner and offers versatile living. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Sitting Room/Diner, Kitchen, Utility Area, Two Bedrooms, Bathroom, Front and Rear Gardens, Garage and Shared Driveway. Added benefits include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



**EPC**  
**D**

**Freehold**

**Council Tax Band: C**



### **Vestibule**

UPVC double glazed door into vestibule, tiled floor, wooden door into.

### **Hallway**

UPVC double glazed window to side, radiator, consumer unit, double loft access, phone point, laminate flooring, doors off.

### **Lounge**

**4.83 x 3.78 (15'10" x 12'4")**

UPVC double glazed bay window to front, dual aspect high level frosted window to side, two radiators, TV point, electric fireplace, wooden flooring.

### **Kitchen**

**3.76m x 2.41m (12'4" x 7'10")**

UPVC double glazed window to side, internal window and UPVC double glazed door into rear porch, stainless steel sink and drainer, range of wall and base units with worktop over, gas hob with extractor fan over, eye level built-in electric oven, space for undercounter fridge/freezer, radiator.

### **Utility/Rear Porch**

Part UPVC and part brick built, tiled floor, plumbing for washing machine, door to rear garden.

### **Sitting Room/Dining Room**

**5.54m x 3.61m (18'2" x 11'10")**

Radiator, TV point

UPVC double glazed window to rear, internal window to side into rear porch, radiator, carpet to sitting room and laminate flooring to dining room.

### **Bedroom One**

**3.61m x 3.28m (11'10" x 10'9")**

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

### **Bedroom Two**

**2.77m x 2.62m (9'1" x 8'7")**

UPVC double glazed window to side, radiator.

### **Bathroom**

UPVC double glazed frosted window to side, low-level WC, pedestal sink with mixer tap over, corner shower cubicle, corner bath, two storage cupboards with one housing boiler, one housing radiator, heated towel rail, extractor fan, part-tiled walls,

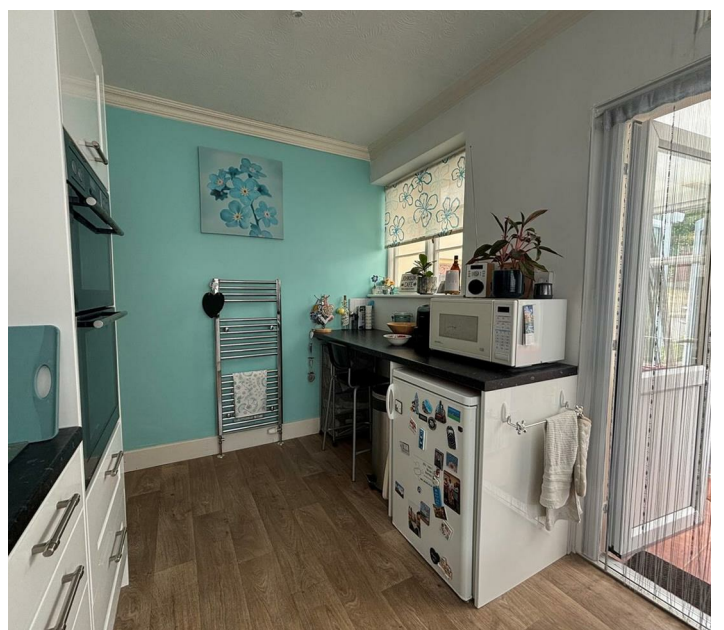
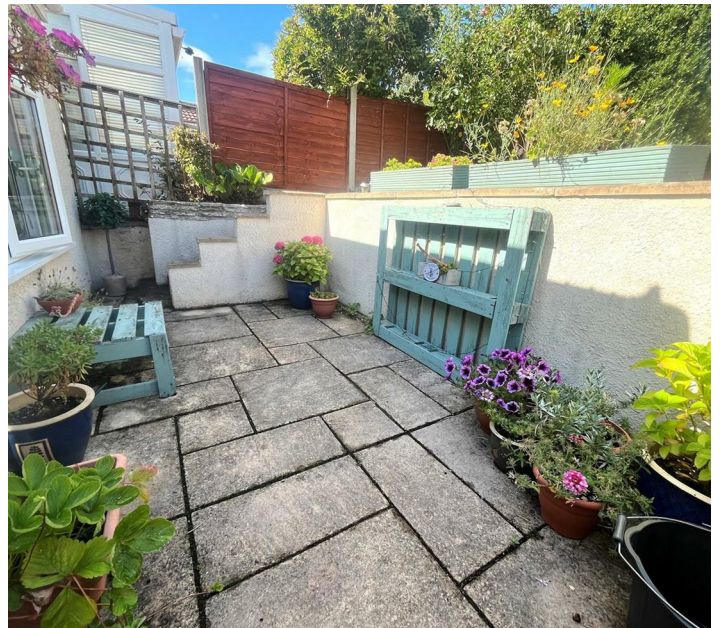
### **Rear Garden**

Enclosed by fencing, mainly laid to lawn, mature shrubs and trees, side access gate.

### **Garage and Shared Driveway**

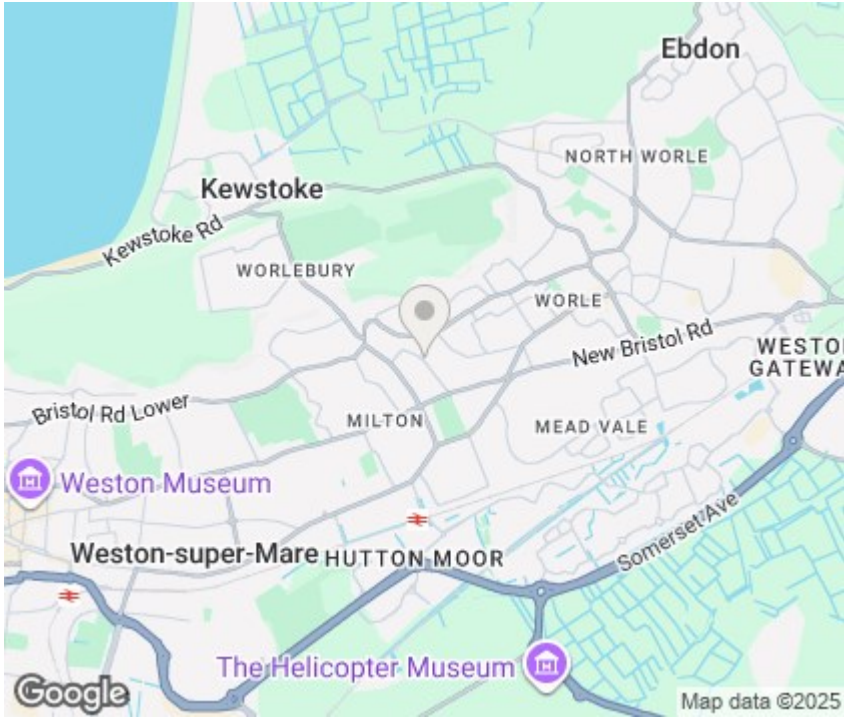
Shared driveway leading to garage with double wooden doors.











### 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		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

