



**Rodney, 12 Dunster Crescent, Weston-Super-Mare, BS24 9DR**

**£230,000**

- Terrace House
- Lounge and Dining Room
- Garage
- Close to the Hospital
- Three Double Bedrooms
- Kitchen and Utility
- Double Glazing and GCH
- Schools, Amenities and Shops Nearby

# 12 Dunster Crescent, Weston-Super-Mare BS24 9DR

Rachel J Homes is pleased to market this Terrace House situated in Oldmixon, close to the Hospital, Amenities, Schools and Shops. The good sized accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Three Double Bedrooms, Shower Room, Front and Rear Gardens and Garage which is situated in a block behind the property. Added benefits of this home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!



**EPC**  
C

**Freehold**

**Council Tax Band: B**



### **Entrance Hallway**

UPVC double glazed door, radiator, meter cupboard for electrics, stairs to first floor, door to.

### **Lounge**

5.67 (into bay) x 3.85 (18'7" (into bay) x 12'7")  
UPVC double glazed bay window to front, double radiator, fireplace with marble effect hearth and back plate with inset gas fire, TV point, vinyl floor, coved ceiling, door to.

### **Dining Room**

2.75 x 2.60 (9'0" x 8'6")  
UPVC double glazed sliding patio door to rear, double radiator, alcove with shelves, vinyl floor, door to.

### **Kitchen**

3.33 x 2.23 (10'11" x 7'3")  
Composite door to rear, UPVC double glazed window to rear, range of wall and base units with work surface over, mixer tap, plumbing for washing machine, under counter fridge and freezer, one and a half double oven, electric gas hob, extractor fan, part tiled walls, tiled floor, coved ceiling.

### **Utility**

1.76 x 1.68 (5'9" x 5'6" )  
UPVC double glazed window to side, composite door to rear, space for tumble dryer, tiled floor.

### **Stairs and Landing**

Access to loft, airing cupboard housing boiler, doors off.

### **Bedroom 1**

4.13 x 2.95 (13'6" x 9'8")  
UPVC window to front, radiator, built in wardrobes and overhead cupboard storage, built in dressing table and drawers, TV point.

### **Bedroom 2**

3.36 x 2.95 (11'0" x 9'8")  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

3.35m x 2.95m (11 x 9'8")  
UPVC double glazed window to front, radiator.

### **Bathroom**

Two UPVC double glazed windows to rear, panel bath with shower over, low level WC, wash hand basin, heated towel rail, tiled walls.

### **Front**

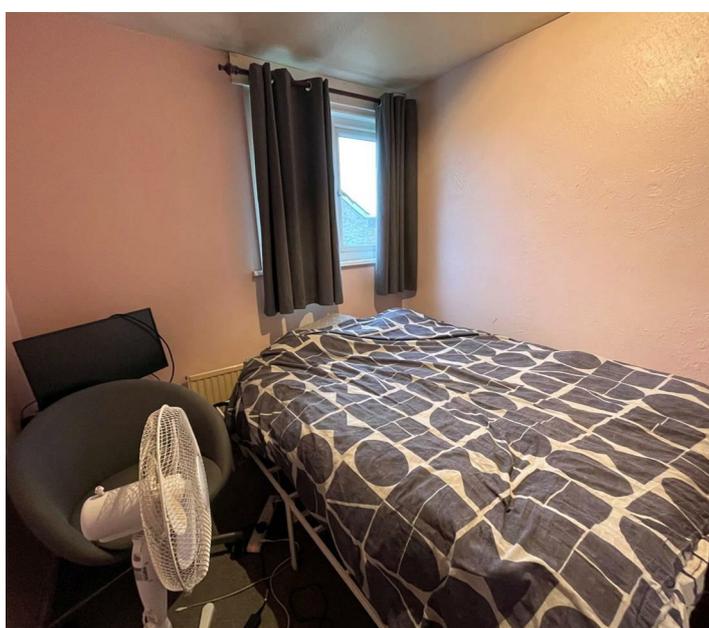
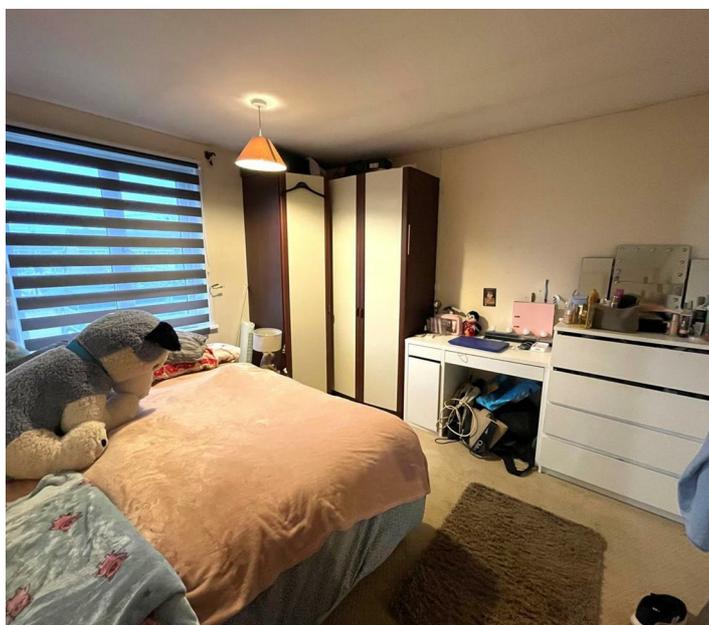
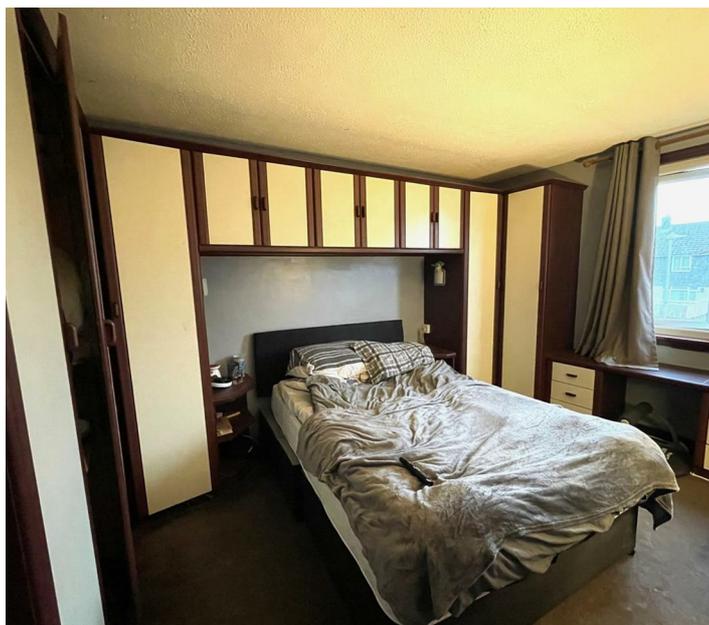
Open plan, laid to lawn.

### **Rear Garden**

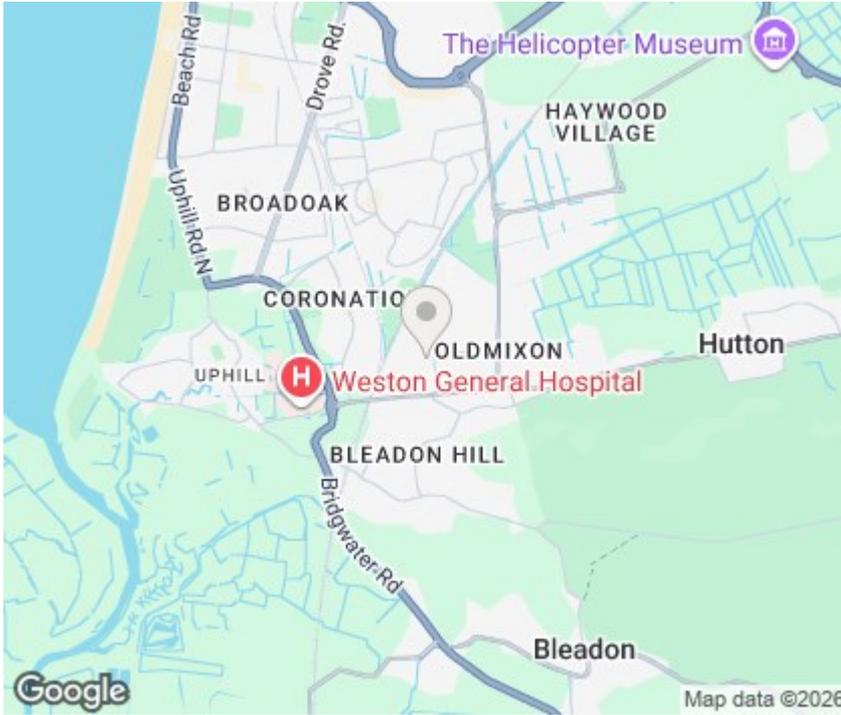
Enclosed by fencing and walling, rear access gate, low maintenance raised beds, shed with power.

### **Garage**

In block, up and over door, power can be given by shed.







## Viewings

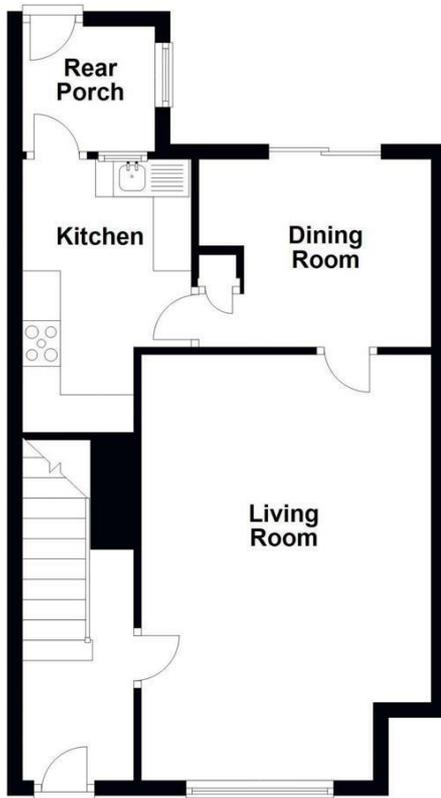
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

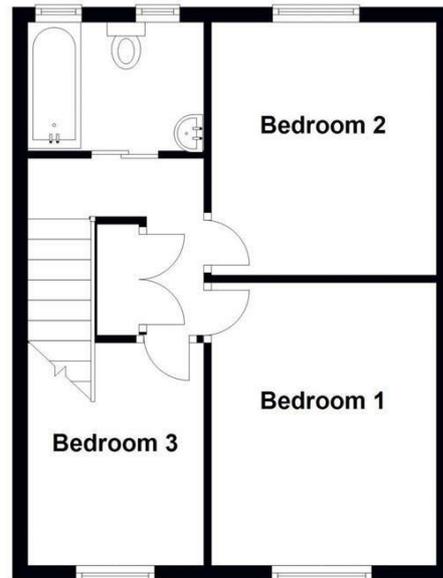
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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