



22 Midford, Dunster Crescent, Weston-Super-Mare, BS24 9DX

£215,000

- Well Presented Semi Detached House
- Open Plan Living
- Good Sized Rear Garden
- Close to the Hospital
- Two Double Bedrooms
- Downstairs Bathroom
- Double Glazed and GCH
- Must be Viewed

22 Midford, Weston-Super-Mare BS24 9DX

Rachel J Home is delighted to market this extremely well presented Semi Detached House ideally situated on the South side of town, close to the Hospital, Schools, Amenities, and Bus Routes. If you are a first time buyer or maybe looking at downsizing and you want to be able to "just move in" make sure this on your list to view. The accommodation briefly comprises of Entrance Hall, Open Plan Lounge, Kitchen and Dining Area, Downstairs Bathroom and on the first floor Two Double Bedrooms, and Front and Rear Gardens. Added benefits of this super home include both gas central heating and double glazing. Accompanied viewings - CALL NOW!!



2



1



1



EPC
C

Freehold

Council Tax Band: B



Entrance Hallway

Upvc double glazed door and side window, heating thermostat, radiator, laminate flooring, door to kitchen and door to;

Downstairs Bathroom

1.87 x 1.64 (6'1" x 5'4")

Upvc double glazed window to front, panel bath with electric shower over, pedestal was hand basin, low level W/C set into vanity unit, part tiled walls, radiator

L-Shaped Open Plan Living

6.68 x 4.02 (21'10" x 13'2")

Kitchen / Diner

Upvc double glazed window and French doors to rear, range of wall and base units with work surface over and tiled splash back, built in gas hob with extractor over, wall mounted combi boiler, built in eye level electric oven and grill, space for washing machine & fridge freezer, stainless steel sink and drainer, two radiators, cupboard housing meters and consumer unit, laminate flooring, opening to;

Lounge Area

3.63 x 2.97 (11'10" x 9'8")

Upvc double glazed window to front, tv point, telephone point, radiator.

Stairs to First Floor

Upvc double glazed Velux, built in storage cupboard.

Bedroom 1

3.70 x 3.02 (12'1" x 9'10")

Upvc double glazed window to front, radiator, loft hatch, two built in storage cupboards.

Bedroom 2

3.72 x 2.56 (12'2" x 8'4")

Upvc double glazed window to front, radiator, built in storage cupboard, loft hatch, access to eaves.

Rear Garden

Enclosed by fencing, laid mainly to lawn with patio area, storage shed, outside tap, gate giving access to rear.

Front

Laid to lawn, overlooking a green with pedestrian access only.







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) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

