



**360 Worle Moor Road, Weston-Super-Mare, BS24 7JR**

**£290,000**

- Well Presented Town House
- Kitchen/Diner
- Ensuite, Family Bathroom and DS WC
- Garage and Parking
- Four Bedrooms
- Lounge
- Low Maintenance Garden
- No Chain

# 360 Worle Moor Road, Weston-Super-Mare BS24 7JR

Rachel J Homes is delighted to market this Well Presented Town House ideally located in Weston Village giving easy access to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus routes. If you are looking for a home that can offer plenty of space, make sure this is on your list to view. The accommodation which is set over three floors briefly comprises of Entrance Hall, Downstairs Cloakroom, Kitchen and Dining Area on the ground floor, Lounge, Bedroom One plus Ensuite on the first floor and Three Further Bedrooms plus Bathroom on the second floor. The front garden is open plan and could provide a parking space, rear garden, garage and parking plus a further storage area housing a large shed. Added benefits include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!



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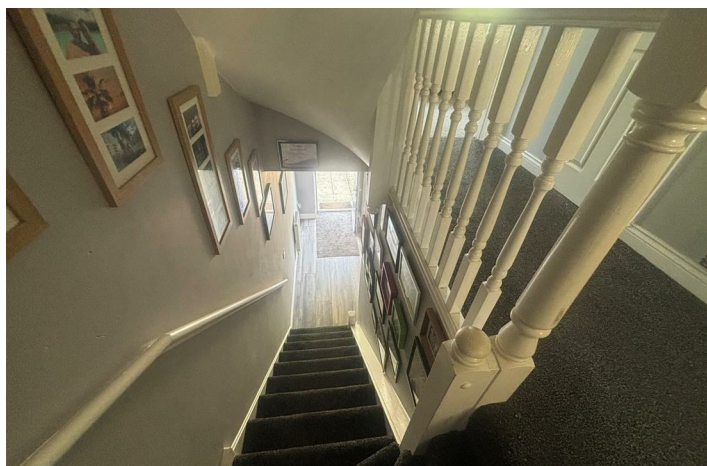
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EPC  
C

Freehold

Council Tax Band: D



### **Entrance Hall**

Front door, radiator, doors off

### **Cloakroom**

Low level WC, pedestal wash hand basin, extractor fan.

### **Study**

**1.88 x 2.08 (6'2" x 6'9")**

UPVC double glazed window to front, radiator, television and telephone point.

### **Kitchen**

**4.21 x 2.51 (13'9" x 8'2")**

UPVC double glazed window to rear and doors leading to rear, range of wall and floor units with work surface over, inset one and a half bowl sink and drainer unit, eye level double electric oven, built in gas hob with extractor fan over, plumbing for automatic washing machine, plumbing for dishwasher, space for American style fridge freezer, tiled splashbacks.

### **Dining Area**

**3.15 x 2.84 (10'4" x 9'3")**

Space for table and chairs, radiator, telephone point, understairs storage cupboard.

### **First Floor Landing**

Landing, radiator, storage cupboard, doors off

### **Bedroom One**

**3.63 x 2.87 (11'10" x 9'4")**

UPVC double glazed window to rear, fitted wardrobes, radiator, door to ensuite shower room.

### **Ensuite Shower Room**

Double shower cubicle, with two headed rainforest shower, low level WC, pedestal wash hand basin set into vanity unit, tiled splashbacks, radiator, extractor fan, tiled floor.

### **Lounge**

**4.24 x 3.38 (13'10" x 11'1")**

Two UPVC double glazed windows to front, telephone and television point.

### **Second Floor Landing**

Landing area, access to loft, doors off

### **Bedroom Two**

**4.25 x 2.76 (13'11" x 9'0")**

UPVC double glazed windows to rear, fitted wardrobe and dressing table.

### **Bedroom Three**

**3.38 x 2.01 (11'1" x 6'7")**

UPVC double glazed window to front, radiator.

### **Bedroom Four**

**2.51 x 2.13 (8'2" x 6'11")**

UPVC double glazed window to front, radiator.

### **Bathroom**

**2.11 x 2.06 (6'11" x 6'9")**

Comprising panel bath, low level WC, pedestal wash hand basin set into vanity unit, heated towel rail, extractor fan, tiled floor.

### **Front Garden**

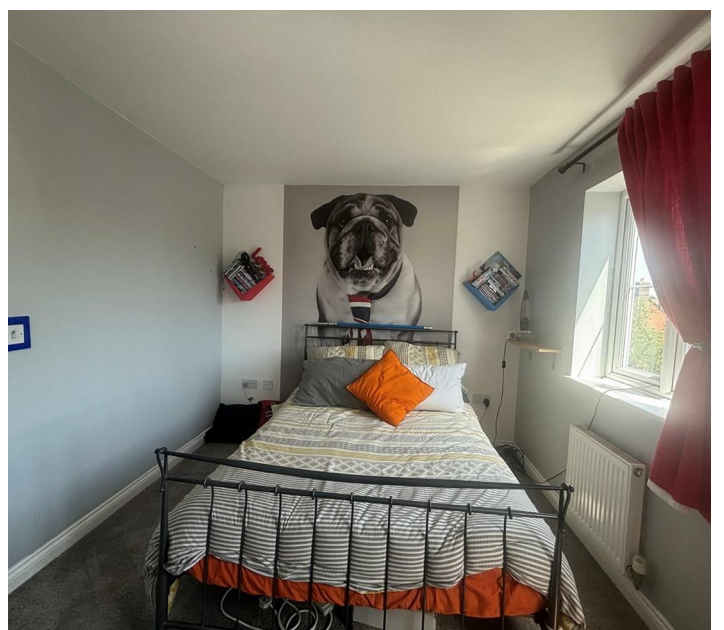
Laid to chippings for additional parking.

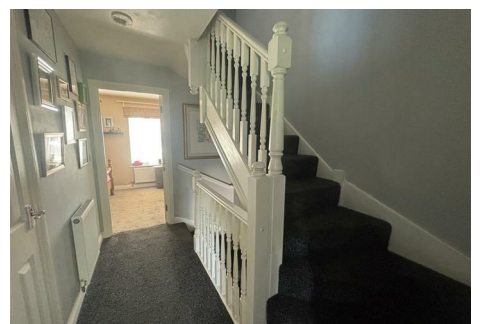
### **Rear Garden**

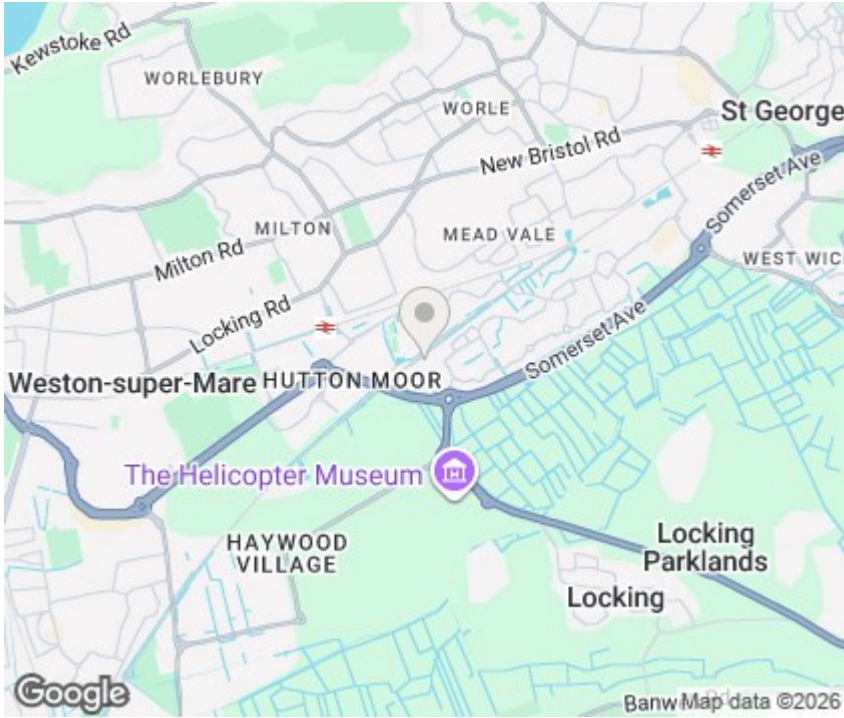
Enclosed by fencing, area laid to paving, decked area, rear access gate.

### **Garage and Parking**

Located at the rear of the property, parking to the front of the garage, additional land housing large shed for further storage.







## 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		
(69-80) C	79	83
(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	

