



**3 Old Mill Way, Weston-Super-Mare, BS24 7AS**

**£285,000**

- Well Presented Semi Detached House
- Lounge
- Good Sized Rear Garden
- Garage & Parking for Two Cars
- Three Bedrooms
- Kitchen/Diner
- Double Glazed & GCH

# 3 Old Mill Way, Weston-Super-Mare BS24 7AS

Rachel J Homes is delighted to market this well presented semi detached house ideally situated in the popular area of Weston Village. If you are a first time buyer looking for a home in a convenient location and one that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Front and Rear Garden, Garage and Driveway for Two Cars. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: C



### **Entrance Hallway**

Upvc Double glazed entrance door, doors to Lounge, stairs to first floor.

### **Downstairs W/C**

Upvc Double glazed window to front, low level W/C, wash hand basin set into vanity unit, tiled flooring, heated towel rail, consumer unit.

### **Lounge**

**4.26m x 3.53m (13'11" x 11'6")**

Upvc Double glazed window to front, TV point, coved ceiling, wooden flooring, radiator, door to;

### **Kitchen / Diner**

**4.69 x 3.06 (15'4" x 10'0")**

Upvc Double glazed window and French doors to rear, range of wall and base units with work surface over and splashback, gas hob with extractor over and electric oven under, space for dishwasher and fridge freezer, radiator, under stairs storage cupboard, tiled flooring.

### **Stairs and Landing**

Loft hatch, storage cupboard, doors off to all rooms.

### **Bedroom 1**

**4.10 to wardrobes x 2.58 (13'5" to wardrobes x 8'5")**

Two Upvc Double glazed windows to front, built in double wardrobes, over stairs storage cupboard, radiator.

### **Bedroom 2**

**2.79 x 2.74 (9'1" x 8'11")**

Upvc Double glazed window to rear, radiator.

### **Bedroom 3**

**2.72m. x 1.85m (8'11". x 6'1")**

Upvc Double glazed window to rear, radiator.

### **Bathroom**

**1.89 x 1.65 (6'2" x 5'4")**

Upvc Double glazed window to side, panel bath with shower over, low-level W/C wash and basin set into vanity unit, heated towel rail, fully tiled walls and floor.

### **Rear Garden**

Enclosed by fence, laid to lawn with patio area, mature shrubs, personal door to garage.

### **Garage**

**5.56 x 2.65 (18'2" x 8'8")**

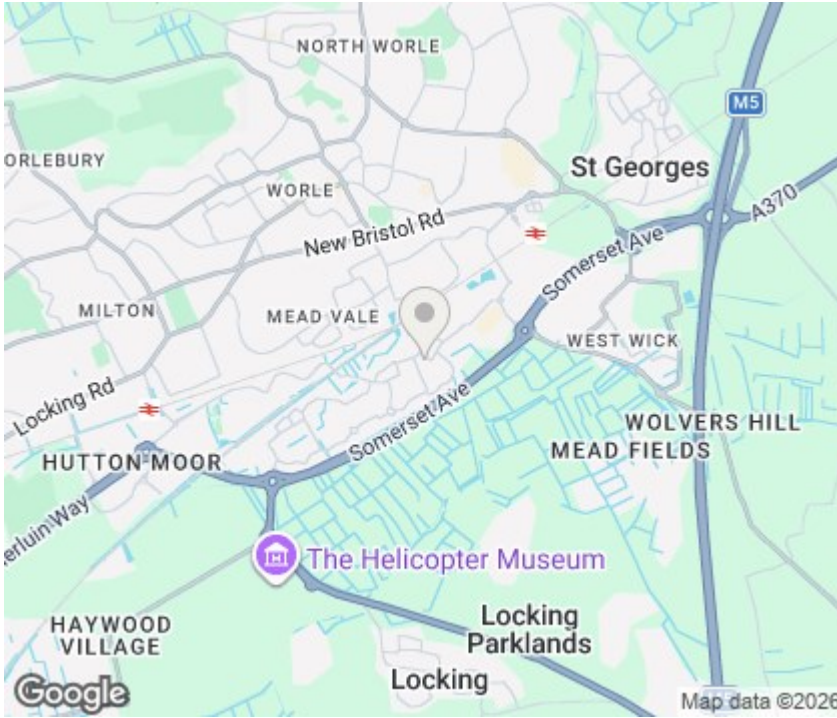
Up and over door, with light and power, plumbing for washing machine.

### **Front**

Enclosed by wall, laid detective gravel with mature shrubs, block paving driveway with parking for two cars.







## Viewings

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

## EPC Rating:

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



1st Floor