



**10 Llewellyn Way, Weston-Super-Mare, BS22 7QF**

**£285,000**

- Well Presented Semi Detached House
- Downstairs Office/Occasional Room with Shower Ensuite
- Double Glazed, GCH and Solar Panels
- Parking for Two Cars
- Three Bedrooms
- Lounge and Conservatory
- Lovely Rear Garden
- No Chain

# 10 Llewellyn Way, Weston-Super-Mare BS22 7QF

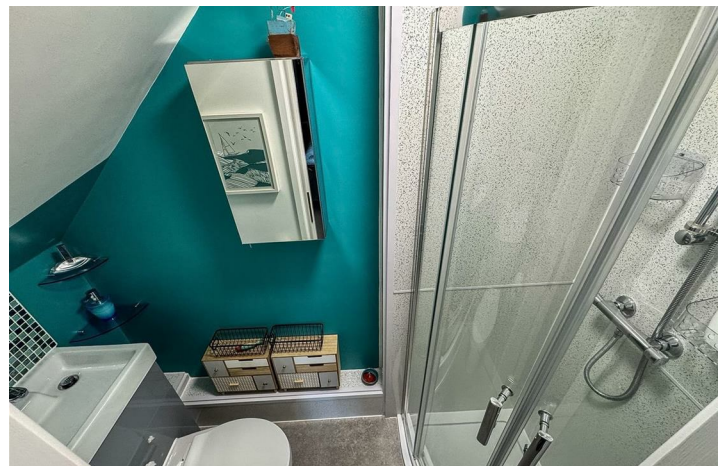
Rachel J Homes is delighted to market this well presented semi detached house ideally situated in North Worle for easy access to Schools, Shops, Amenities and Transport Links via Rail , Bus and M5 corridor. If you are looking for a home that you can "just move in" make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Lounge, Conservatory, Kitchen, Downstairs Office/Occasional Room - currently being used as a Bedroom with Ensuite Shower Room, Three Bedrooms, Rear Garden, Parking for Two Cars. Added benefits of this lovely home include double glazing, gas central heating, solar panels plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
B

Freehold

Council Tax Band: C



### **Entrance Hallway**

Entrance door into hallway, stairs up to first floor, doors off to all rooms.

### **Lounge**

**5.03 x 3.65 (16'6" x 11'11")**

Wooden Double glazed window and door to conservatory, coved ceiling, radiator, TV point, laminate flooring.

### **Kitchen**

**3.17 x 2.50 (10'4" x 8'2")**

Wooden Double glazed window to front, range of wall and base units with work surface over and tiled splashback, stainless steel sink and drainer, space for washing machine, dishwasher, freestanding cooker and fridge freezer.

### **Conservatory**

**4.61 x 2.89 (15'1" x 9'5")**

Upvc Double glazed and brick construction with polycarbonate roof, tiled floor.

### **Office/Occasional Room**

**3.89 x 2.12 (12'9" x 6'11")**

Upvc Double glazed window to front, radiator, door to;

### **En-Suite Shower Room**

Combined Low level W/C with wash hand basin set into vanity, corner shower cubicle with hot water mixer shower.

### **Stairs and Landing**

Loft hatch, doors off.

### **Bedroom 1**

**3.76 x 2.97 (12'4" x 9'8")**

Wooden Double glazed window to rear, laminate flooring, radiator.

### **Bedroom 2**

**2.97 x 2.81 (9'8" x 9'2")**

Wooden Double glazed window to front, radiator, storage cupboard housing boiler with light and shelving.

### **Bedroom 3**

**2.92 x 2.00 (9'6" x 6'6")**

Wooden Double glazed window to rear, radiator, laminate floor flooring.

### **Shower Room**

**2.12 x 1.69**

Wooden Double glazed window to rear, low level W/C, wash hand basin set into vanity unit, shower cubicle with electric shower, part tiled walls.

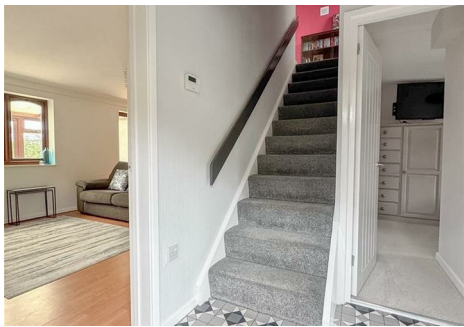
### **Rear Garden**

Enclosed by fence, laid to lawn with patio and mature shrub border, storage shed, side gate.

### **Front**

Laid to paving with parking for 2 cars.







## Viewings

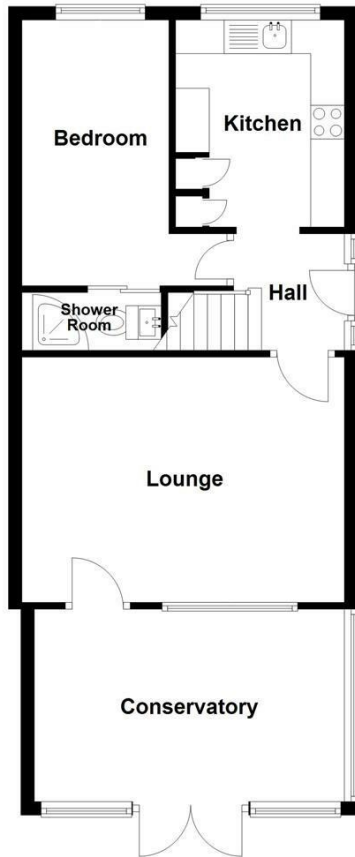
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

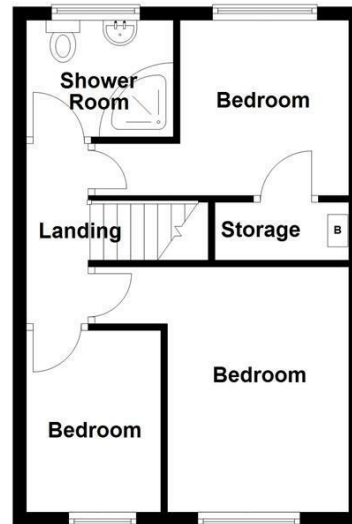
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 90.0 sq. metres (969.2 sq. feet)