



5 Simons Close, Weston-Super-Mare, BS22 6DJ

£275,000

- Well Presented Extended Home in North Worle
- Three Double Bedrooms
- Lounge
- Refitted Kitchen/Diner
- Refitted Bathroom
- Double Glazed and GCH
- Garage and Driveway
- Must Be Viewed!!

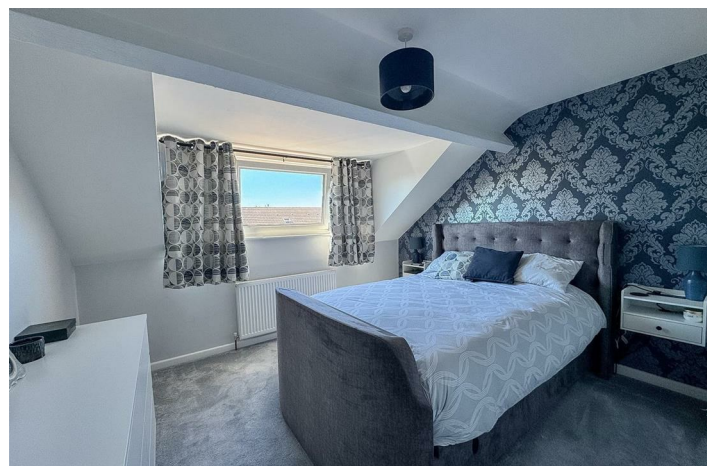
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Rachel J Homes is thrilled to market this extremely well present extended home ideally situated in cul de sac in Worle giving easy access to schools, shops, amenities and transport links via rail, bus and M5 corridor. If you are looking for a spacious home and one that you can "just move in", make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Lounge, Inner Hallway, Refitted Kitchen/Dining Room, Three Double Bedrooms, Refitted Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. A home not to be missed!! Accompanied viewings - CALL NOW!



EPC

Council Tax Band: B



Entrance Porch

UPVC double glazed door and window, radiator, door to

Up and over door, driveway to the front of the garage.

Lounge

5.20 x 3.62 (17'0" x 11'10")

UPVC double glazed window to front, two radiators, TV point, archway to

Inner Hallway

Stairs to First Floor, understair cupboard, door to

Refitted Kitchen/Diner

5.72 x 2.71 (18'9" x 8'10")

UPVC double glazed door and window to rear, range of wall and base units with work surface over, inset composite sink with mixer tap, integrated dishwasher, washer/dryer, built in electric oven, hob and extractor fan, space for fridge freezer, space for table and chairs, TV point, radiator,

Stairs to First Floor

Landing - Storage cupboard, stairs to second floor, doors to

Bedroom Two

3.59 x 2.20 (11'9" x 7'2")

UPVC double glazed window to front, radiator

Bedroom Three

3.64 x 2.43 (11'11" x 7'11")

UPVC double glazed window to rear, radiator

Bathroom

White suite comprising of freestanding roll top bath with mixer taps, shower cubicle, wash hand basin with cupboard under, low level WC, heated towel rail, extractor fan.

Stairs to Second Floor

Landing - Two storage cupboards, one housing the combination boiler, access to eaves storage, door to

Bedroom One

3.65 x 3.46 (11'11" x 11'4")

UPVC double glazed window to front, radiator.

Front Garden

Open plan and laid to lawn

Rear Garden

Enclosed by part walling and part fencing, area laid to lawn, area laid to concrete, rear access gate

Garage and Driveway







Viewings

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

EPC Rating:

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

