



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

**£250,000**

- Well Presented Semi Detached House
- Lounge
- Double Glazed & GCH
- Garage and Driveway
- Two Double Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- EPC C



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

Rachel J Homes is delighted to market this Well Presented linked-Semi Detached house ideally situated for easy access to Schools, Shops, Amenities and Transport Links via M5, rail and bus routes. If you are looking for your first home or maybe downsizing this lovely turn key home should be on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms, Family Bathroom, South Facing Rear garden, Garage & Parking. Added benefits of this super home include double glazing, gas central heating, Vendor has found. Accompanied viewings - CALL NOW to book yours.



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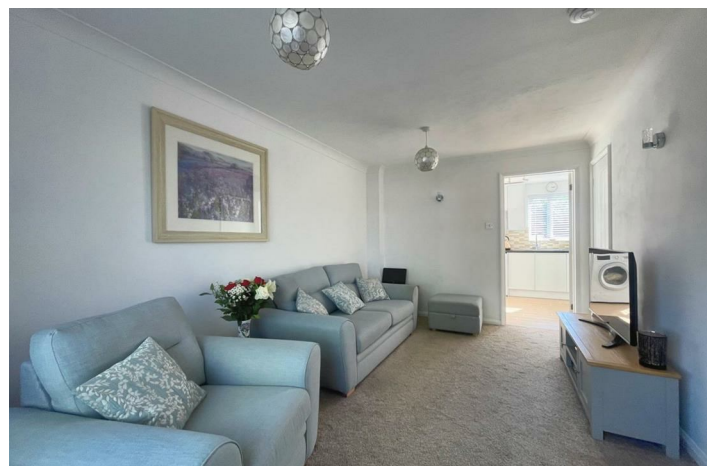


EPC

C

**Freehold**

**Council Tax Band: B**



### **Entrance Hallway**

Composite Entrance door, consumer unit, radiator, stairs to first floor, door to;

### **Lounge**

**4.72 x 2.82 (15'5" x 9'3")**

UPVC Double glazed window to front , radiator, telephone point, T.V and satellite points, under stairs storage cupboard, with power and light, door to;

### **Kitchen / Diner**

**3.86 x 2.59 (12'7" x 8'5")**

UPVC Double glazed window and door to rear, range of wall and base units with work surface over and tiled splash back, inset sink and drainer, space for fridge/freezer and washing machine, integrated dishwasher, induction hob with electric oven under and extractor over, radiator, space for dining room table, tiled flooring.

### **Stairs and Landing**

Loft access, doors off.

### **Bedroom 1**

**3.89 x 2.79 (12'9" x 9'1")**

UPVC Double glazed window to front, radiator.

### **Bedroom 2**

**3.89 x 2.49 (12'9" x 8'2")**

UPVC Double glazed window to rear, radiator, storage cupboard housing Ideal combination boiler.

### **Bathroom**

UPVC Double glazed obscure window to side, panel bath with electric shower over, wash basin set into vanity unit, low level W/C, part tiled walls, radiator and towel rail.

### **South Facing Rear Garden**

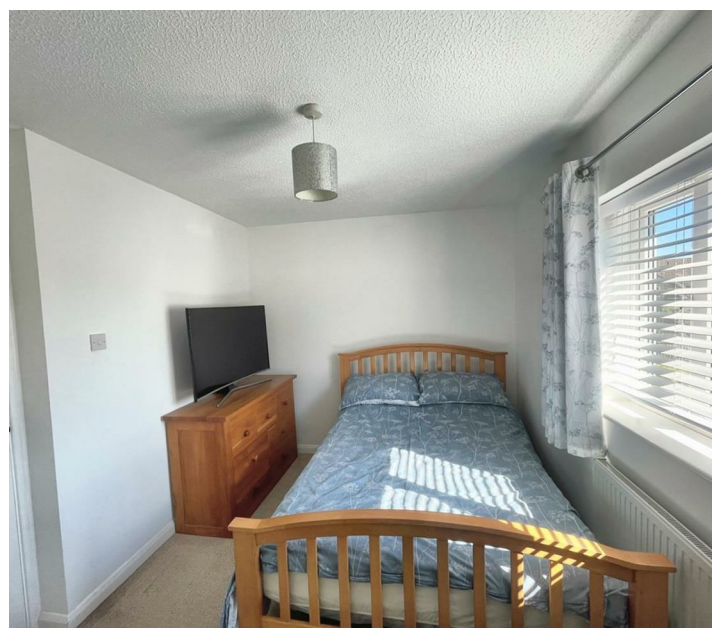
Enclosed by fencing, laid to patio with a slate chippings and mature shrubs, outside tap, personal door to garage, security light

### **Garage**

Up and over door, light and power.

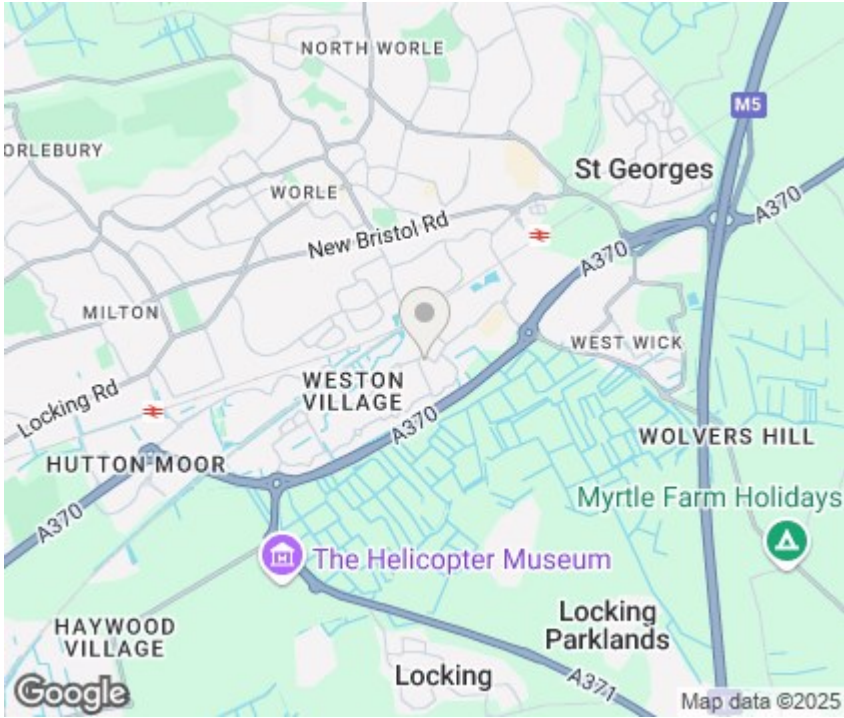
### **Front**

Enclosed by wall, block paved driveway, decorative chippings with mature shrubs.









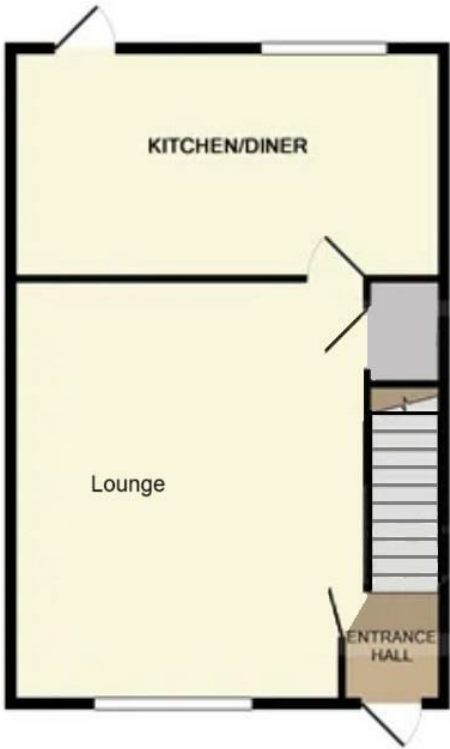
### Viewings

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

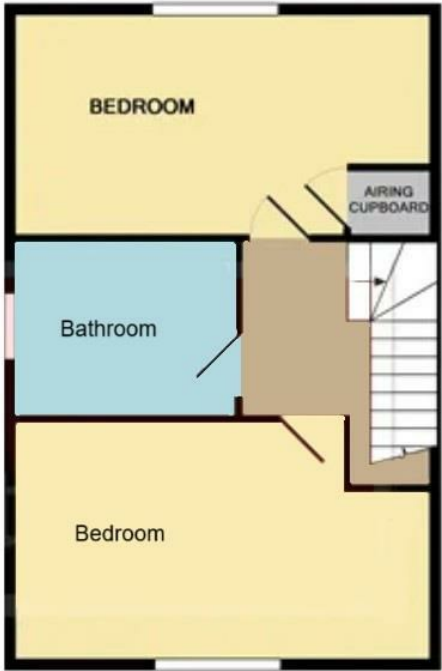
### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee