



37 St. Davids Close, Weston-Super-Mare, BS22 9SJ

£335,000

- Chalet Style Detached House
- Lounge/Diner
- Large Corner Plot
- Garage and Driveway
- Two/Three Bedrooms
- Kitchen
- Potential to Improve and Update
- No Chain

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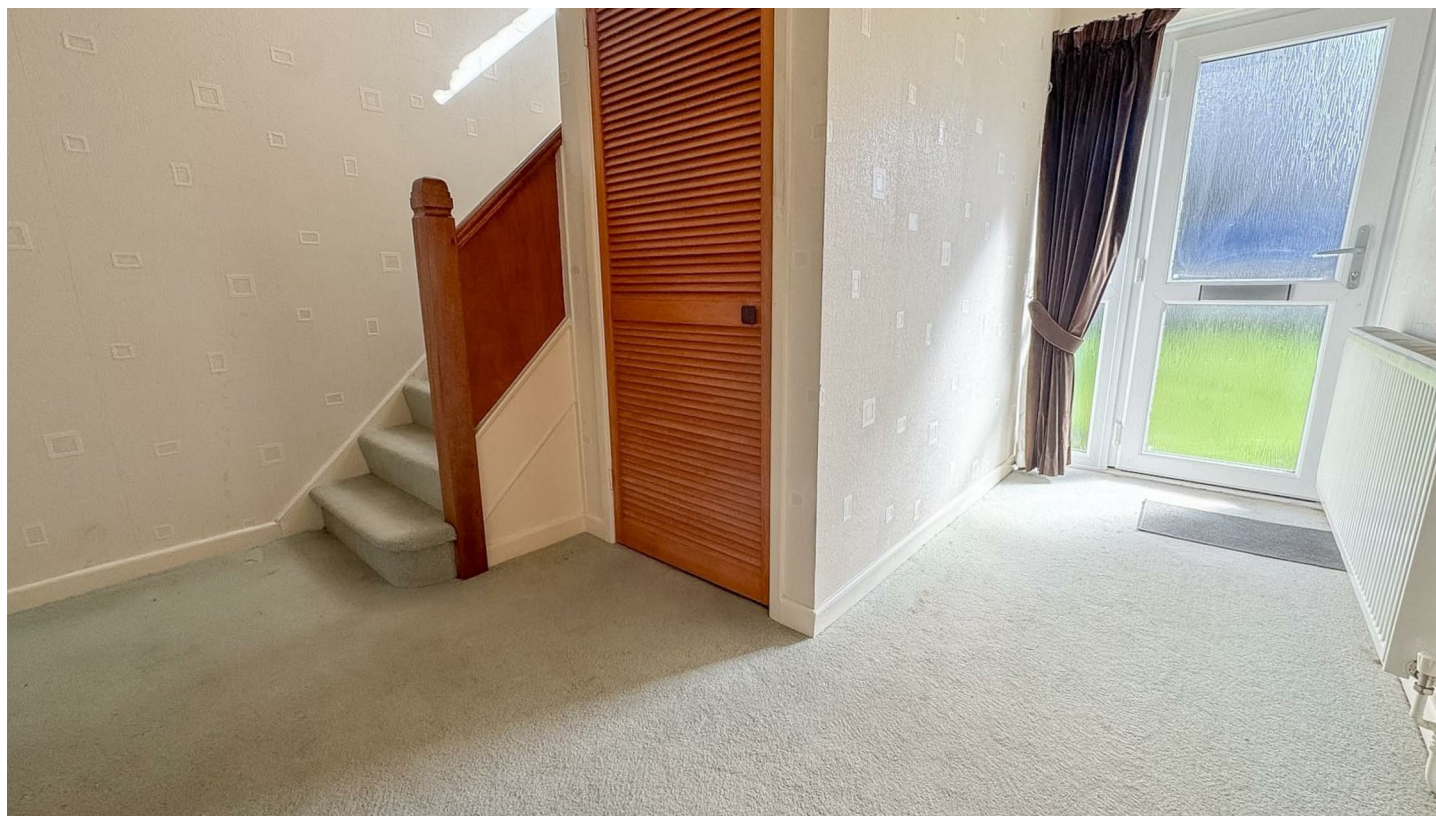
Rachel J Homes is delighted to market this Detached Chalet Style House situated on a great sized corner plot, in the popular location of Worlebury, close to the Golf Course and the Woods. This is a fantastic opportunity if you are looking for somewhere with great potential to improve and update. The good sized accommodation briefly comprises of Entrance Hallway, Lounge/Diner, Kitchen, Downstairs Bedroom/Office, Two Double Bedrooms, Bathroom, Front, Side and Rear Garden, Garage and Driveway. Added benefits of the home include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: D



Entrance Hallway

Upvc Double glazed entrance door, radiator, understairs cupboard with consumer unit, stairs to first floor, doors off to all rooms.

Up and over door, personal door to garden and window to rear, driveway for one or two cars.

Lounge/Diner

6.72 x 4.28 (22'0" x 14'0")

Upvc Double glazed window to Front, Upvc double glazed patio doors to rear, radiator, brick fireplace with electric fire, T.V point, coved ceiling.

Kitchen

4.72 x 2.97 (15'5" x 9'8")

Upvc Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer with mixer tap over, wall mounted boiler, radiator, electric cooker point, door to rear porch, Upvc Double glazed door to side.

Downstairs Bedroom/Office

3.62 x 2.40 (11'10" x 7'10")

Upvc Double glazed window to Front, radiator.

Stairs and Landing

Split level stairs to first floor, Upvc Double glazed window to Front, loft hatch, doors off to all rooms.

Bedroom 1

5.06 x 3.78 (16'7" x 12'4")

Upvc Double glazed window to Front, T.V point, cupboard housing water tank.

Bedroom 2

4.38 to wardrobes x 3.30 (14'4" to wardrobes x 10'9")

Upvc Double glazed window to Front, two built-in double wardrobes, dressing table and drawers, radiator.

Bathroom

2.51 x 1.64 (8'2" x 5'4")

Upvc Double glazed window to Rear, panel bath with shower over, pedestal wash hand basin, low level W/C, heated towel rail, part tiled walls, wall mounted electric heater.

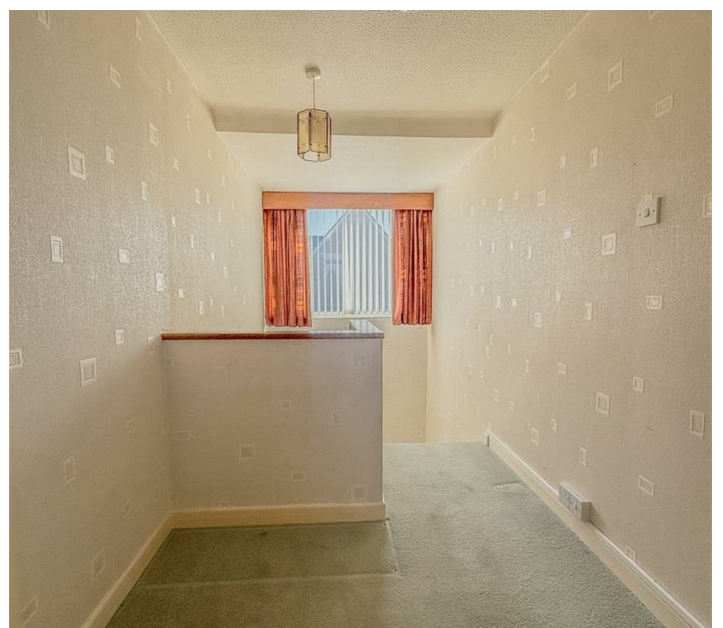
Front and Side Garden

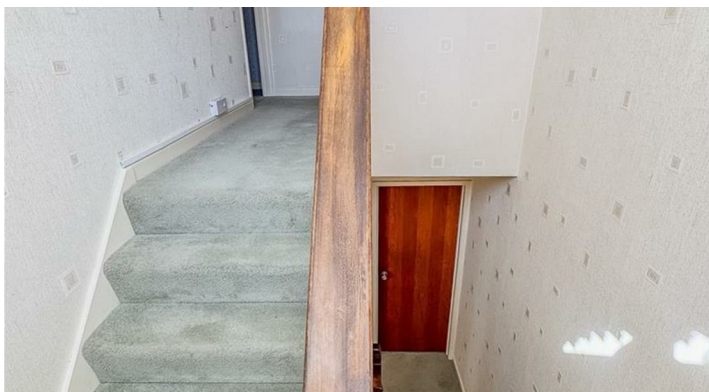
Enclosed by walling, laid to lawn.

Rear Garden

Enclosed by walling and fencing, mainly laid to lawn with mature shrubs and trees, pond.

Garage & 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

