



5 Manor Valley, Weston-Super-Mare, BS23 2SY

£525,000

- Immaculately Presented Detached House
- Two Reception Rooms
- Bathroom
- Garage & Parking
- Four Bedrooms
- Kitchen
- Hill Side Location with Stunning Views
- No Chain

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Rachel J Homes is delighted to market this Immaculately presented and updated Family Home situated in the sought after location of Manor Valley, enjoying an elevated position with views toward the Mendips and Hutton Hill. If you are looking for a spacious detached home and one that you can "just move in" then make sure this is on your list to view. The well-proportioned accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Sun Room, Four Bedrooms, Bathroom, Sun Terrace, front and rear gardens, garage and driveway for several cars. Added benefits include gas central heating and double glazing. Plus No Chain. Accompanied viewings - CALL NOW to book yours!!



EPC
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Freehold

Council Tax Band: E



Entrance Hallway

Upvc Double glazed entrance door with full length side windows either side, storage cupboard with gas meter, understairs cupboard with consumer unit, tiled flooring, downstairs W/C, radiator, doors off to all rooms.

Downstairs W/C

Upvc Double glazed window to side, low level W/C, wash hand basin, tiled flooring.

Lounge

5.55 x 3.22 (18'2" x 10'6")

Upvc Double glazed bay window to front with stunning views, Upvc Double glazed window to side, coved ceiling, two radiators, tiled flooring, wood and glass doors into;

Dining Room

3.57 x 3.36 (11'8" x 11'0")

Upvc Double glazed window to side, coved ceiling, double radiator, tiled flooring, sliding patio door to Sun Room and door to;

Kitchen

4.67 x 3.36 (15'3" x 11'0")

Upvc Double glazed window and door to rear garden, range of wall and base units with work surface over, ceramic sink and drainer with mixer tap over, fridge and range cooker, coved ceiling, tiled flooring.

Sun Room

3.07 x 1.84 (10'0" x 6'0")

Aluminium & glass construction, door to rear garden.

Stairs & Landing

Upvc Double glazed window to side, original exposed floor boards, loft hatch, airing cupboard housing water tank, doors off to all rooms.

Bedroom 1

3.86 x 3.22 (12'7" x 10'6")

Dual aspect Upvc Double glazed windows to Front and Side with views towards the Mendips and Hutton Hill, coved ceiling, radiator, built in wardrobe, original exposed floorboards.

Bedroom 2

3.23 x 2.99 (10'7" x 9'9")

Dual aspect Upvc Double glazed windows to Front and Side, coved ceiling, radiator, original exposed floorboards.

Bedroom 3

3.12 x 2.57 (10'2" x 8'5")

Upvc Double glazed window to Rear, coved ceiling, radiator, built in double wardrobe, original exposed floorboards.

Bedroom 4

3.07 x 2.33 (10'0" x 7'7")

Upvc Double glazed windows to Front with views, coved ceiling, radiator, built in wardrobe, original exposed floorboards.

Bathroom

2.19 x 2.06 (7'2" x 6'9")

Upvc Double glazed window to rear, free standing claw-foot bath with hand held hot water mixer shower, low level W/C, wash hand basin set into vanity unit, touch sensor wall mounted mirror, fully tiled walls and floor, traditional heated towel radiator.

Terrace

Terrace area enclosed by railing with view over Weston and the Mendips.

Garage & Workshop

7.5 x 3.53 (24'7" x 11'6")

Up and over door, two glazed windows to the side, plumbing for automatic washing machine, base units with sink and mixer tap, personal door to rear. Below the garage is hatch to a cellar providing further storage.

Rear Garden

Staggered garden, laid to lawn with mature shrubs and trees, two patio areas, raised rockery, steps to Terrace, gate to further lawn area.

Front Garden

Laid to lawn with matures trees, side gate, driveway with parking for two cars.







Viewings

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

EPC Rating:

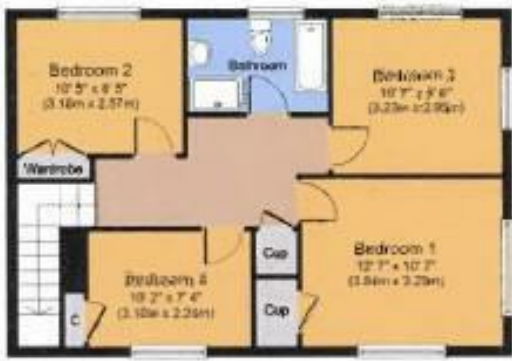
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floorplans



Ground Floor
Approximate Floor Area
737 sq. ft.
(68.5 sq. m.)



First Floor
Approximate Floor Area
715 sq. ft.
(66.4 sq. m.)



Garage

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We have every effort been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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