

AVERY ESTATE AGENTS

MATCHING PEOPLE WITH PROPERTY



121 Church Road, Worle, Weston-s-Mare, N Somerset, BS22 9EL

£540,000





### Avery's View

A wonderful 3 storey period property situated on Worle Hillside with views towards the Mendips. A viewing is strongly advised to truly appreciate what's on offer!

This lovely home has been well looked after by the current owners, who have extended the property to the rear to provide a large kitchen / breakfast room. Outside the property, there is off street parking, a garage, a utility and storage outbuilding, a side garden and a raised patio area with a large area of lawn to the rear which enjoys plenty of sunshine throughout the day.

The full accommodation comprises; lounge, dining room, sitting room, kitchen / breakfast room, downstairs WC, 4 bedrooms, a bathroom and a shower room.



### Star Features

- Semi-Detached 3 Storey Period House
- Views Towards the Mendips
- 3 Reception Rooms + Kitchen / Breakfast Room
- 4 Bedrooms + 2 Bathrooms
- Off Street Parking + Garage + Utility Outbuilding
- Good Size Rear Garden
- EPC Rating Pending

### Location

Worle once a village, has grown dramatically over the years, with a number of housing developments situated off the centre, it offers so many facilities to include; schools, a vibrant high street of shops, supermarkets, churches, a medical centre, public houses, a train station, you name it Worle probably has it. It is also handy for access to the motorway junction too!

### Gas Central Heating

(Untested by agent).











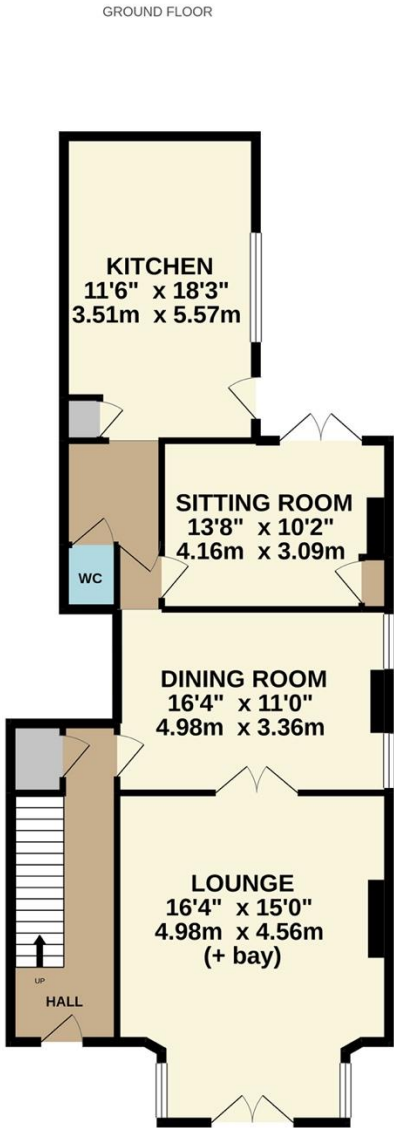


**Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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Please call 01934 614893 or email [sales@averyea.co.uk](mailto:sales@averyea.co.uk) to discuss the marketing of your property!

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