



 **2**
Bedrooms

 **1**
Bathroom





A well presented semi detached retirement bungalow located within the Kelston Gardens development in North Worle. Offered for sale with no onward chain the property has been redecorated and re-carpeted throughout and has to be viewed internally to be fully appreciated. The accommodation briefly comprises; entrance hall, lounge with a conservatory off, fitted kitchen, 2 bedrooms and refitted shower room. To the side of the property there is a single garage with open plan gardens mainly to the rear. The property occupies a level position within North Worle and is handy for a local shop with the Sainsburys shopping centre within easy reach. A regular bus service is available for Worle and Weston if required.

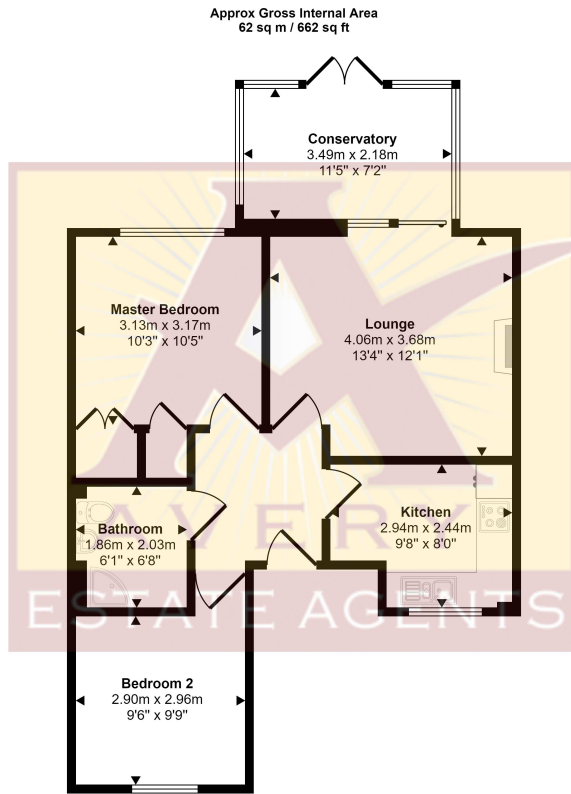
SERVICE CHARGE: We are advised by the seller that there is a current annual service charge payable to, First Port Management Company, of £1895.67. The renewal of this will be due in February 2025.



- **Semi Detached Bungalow**
- **Over 60's Retirement Property**
- **N Som Council Tax Band B**
- **EPC Rating D**
- **Drive & Garage**
- **No Onward Chain!**







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Worle, BS22

