



# Rachel J Homes

*Estate Agents*

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## **PADDOCK PARK, NEW BRISTOL ROAD, WORLE, BS22 6BW**



- **Brand New Park Home**
- **Open Plan Lounge/Kitchen**
- **Double Glazed and GCH**
- **Parking**
- **Two Bedrooms**
- **Shower Room**
- **Wrap Around Low Maintenance Garden**
- **No Chain**

### **£130,000**

Rachel J Homes is delighted to market this Brand New Park Home located on the popular Paddock Park Site, for over 55's, which is situated on the level, close to Shops, Amenities, and Transport Links. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Shower Room, Wrap Around Garden and Parking. Added benefits of this super home include double glazing, gas central heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!!



### Entrance

Composite steps and handrail, Upvc Double glazed entrance door into Inner hallway, cupboard housing Combi boiler, doors off.

### Open Plan Living 17' 7" by 11' 6" (5m 36cm by 3m 51cm)

Triple aspect Upvc Double glazed windows to rear and sides, two radiators, range of all and base units with work surface over and up-tile, gas hob with stainless steel splash back, extractor over and electric oven under, integral dishwasher and fridge freezer, stainless steel sink and drainer with mixer tap over, LED lights.



### Bedroom One 10' 9" by 7' 6" (3m 28cm by 2m 29cm)

Upvc Double glazed window to side, radiator, fitted wardrobe, bedside wall lights.



### Bedroom Two 8' 4" at Widest by 5' 10" (2m 54cm by 1m 77cm)

Upvc Double glazed window, radiator, LED spotlights.

### Shower Room 8' by 3' 8" (2m 44cm by 1m 11cm)

Upvc Double glazed window, heated towel rail, low level W/C, pedestal wash hand basin, large walk-in shower with hot water mixer shower, panelled walls.



### Wrap-around Garden

Enclosed by fencing with decorative gravel, storage shed with light, power and plumbing for washing machine. New brick skirt to property.



### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

### **Additional Information**

Ground Rent £190. PCM

Council Tax Band A £1318.99 approx.

