



# Rachel J Homes

Estate Agents

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## WYNTER CLOSE, WORLE, WESTON SUPER MARE, BS22 7TD



- Mid Terrace House
- Kitchen/Breakfast Room
- Double Glazed & NSH
- Close to Amenities and Transport Links
- Three Bedrooms
- Lounge
- Good Sized Front and Rear Gardens
- EPC D

### £225,000

Rachel J Homes is pleased to market this Terraced House ideally situated in a cul de sac in North Worle with easy access to Schools, Shops, Amenities and Transport Links via Rail, Bus and M5 corridor. This would make an ideal First Time Buy or perhaps an Investment. The accommodation briefly comprises of Entrance Hall, Kitchen/Breakfast Room, Lounge, Three Bedrooms, Bathroom with Separate Shower, Front and Rear Gardens. Added benefits of this home include double glazing and night storage heating. Accompanied viewings - CALL NOW!!!



### Entrance Hall

UPVC Double glazed entrance door, storage cupboard housing meters, under stairs storage area, wall mounted night storage heater, stairs to first floor, doors off.

### Kitchen/Breakfast Room 12' 9" by 10' 11" (3m 89cm by 3m 34cm)

UPVC Double glazed window to front, range of wall and base units worksurface over and tiled splash back, stainless steel sink and drainer with mixer tap over, electric hob with extractor over and electric oven under, space for washing machine, tumble dryer and fridge/freezer, tiled floor.



### Lounge 18' 4" by 10' 4" (5m 59cm by 3m 16cm)

UPVC Double glazed French doors to rear, night storage heater, feature fireplace, tv point, laminate flooring, coved ceiling.

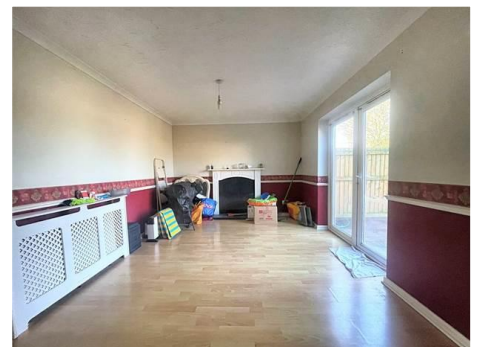


### Landing

Loft access, cupboard housing hot water tank, over stairs storage cupboard, doors off.

### Bedroom One 14' 7" by 8' 8" (4m 45cm by 2m 64cm)

UPVC Double glazed window to rear, coved ceiling, night storage heater.



### Bedroom Two 8' 8" by 8' 7" (2m 64cm by 2m 62cm)

UPVC Double glazed window to rear, night storage heater.

### Bedroom Three 8' 5" by 6' 7" (2m 56cm x 2m 1cm)

UPVC Double glazed window to front, night storage heater, storage cupboard.



### Bathroom

UPVC Double glazed window to front, fully tiled walls, pedestal wash hand basin, panel bath with electric shower over.

### Separate WC

UPVC Double glazed window to front, low level W/C, part tiled walls.

### **Rear Garden**

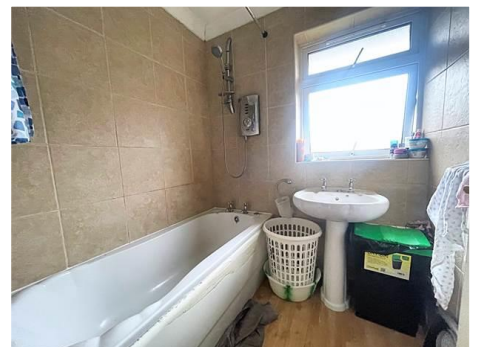
Enclosed by fence, laid to decorative gravel with deck area, brick construction shed attached to property.

### **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**

Council Tax Band B - Approx £1538.83



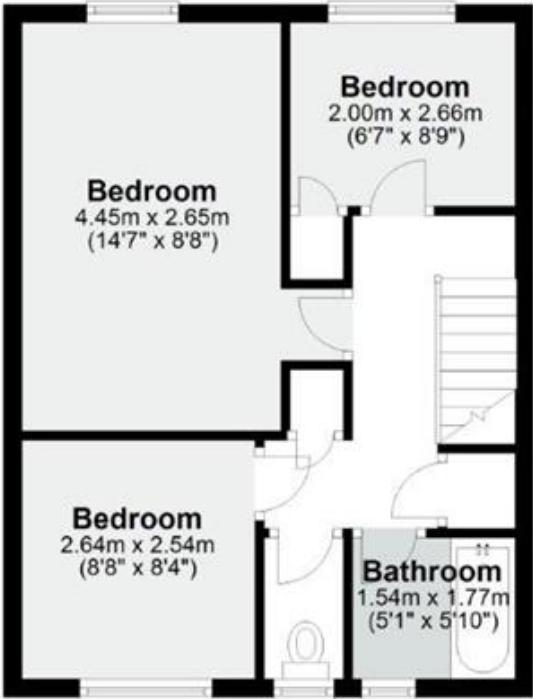


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**



**First Floor**



Total area: approx. 79.3 sq. metres (853.2 sq. feet)