



Rachel J Homes

Estate Agents

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EDGECOMBE AVENUE, WORLE, WESTON SUPER MARE, BS22 9AY



- Detached Double Fronted Bungalow
- Lounge and Dining Room
- South Facing Rear Garden
- No Chain
- Three Double Bedrooms
- Kitchen and Conservatory
- Garage and Two Driveways
- EPC D

£385,000

Rachel J Homes is delighted to market this Well Presented Double Fronted Bungalow ideally situated in an elevated position on Worle Hillside. If you are looking for somewhere that can offer spacious rooms, and the most amazing Views, then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Vestibule, Entrance Hall, Separate WC, Lounge with Balcony and panoramic views, Kitchen, Dining Room, Conservatory, Two Double Bedrooms, Bathroom, and on the first floor there is a further Double Bedroom, Basement, Front and South Facing Rear Garden, Garage and Two Driveways. Added benefits of this super home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied Viewings - CALL NOW to book yours!!

Vestibule

Composite entrance door, dado rail, decorative part glazed door opening to;



Entrance Hall

Storage cupboard with shelving and radiator, radiator, doors off.



Lounge 14' 7" by 12' 1" (4m 44cm by 3m 68cm)

UPVC Double glazed patio doors opening to rear balcony, coved ceiling, brick feature fireplace with gas living flame fire, radiator, internal glazed door to kitchen.



Balcony

Wooden decked balcony with panoramic views to Wales, The Quantocks and The Mendips.



Conservatory 9' 9" by 6' 2" (2m 97cm by 1m 88cm)

UPVC Double glazed construction with polycarbonate roof.

Kitchen 12' 1" by 8' 9" (3m 68cm by 2m 67cm)

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splashback, inset one and a half bowl stainless steel sink and drainer and mixer tap over, freestanding gas cooker, space for washing machine and dishwasher, door to;



Inner Hallway

UPVC Double glazed door to side of the property with steps down, door to;

Pantry

UPVC Double glazed window to side, space for fridge freezer, consumer unit, shelving and meters.

Dining Room 15' 6" by 13' (4m 72cm by 3m 96cm)

UPVC Double glazed bay window to front, coved ceiling, radiator, stairs to the first floor.

Bedroom One 13' 5" by 13' 1" (4m 9cm by 3m 99cm)

UPVC Double glazed window to rear, coved ceiling, radiator, corner shower cubicle, wash hand basin set into vanity storage, built-in bedside units, chest of drawers and wardrobe.

Bedroom Two 13' 1" by 10' 10" (3m 99cm by 3m 30cm)

UPVC Double glazed bay window to front, radiator, arch through to wash hand basin set into vanity unit.

Bathroom

UPVC Double glazed obscure window to side, panel bath with shower over, low level W/C, wash hand basin, fully tiled walls, radiator.

Separate WC

UPVC Double glazed obscure double glazed window to side, low level W/C, wash hand basin with tiled splash back, radiator.

Stairs to First Floor Landing

Wood and glass door to;

Bedroom Three 19' 4" by 15' 10" (5m 89cm by 4m 83cm)

Dual aspect Velux windows to front and rear, radiator, access to large eaves storage area.

Basement 14' 5" by 12' (4m 39cm by 3m 66cm)

UPVC Double glazed door, two UPVC Double glazed windows to rear, wall mounted combination boiler, 'Belfast' sink, steps to a hatch opening to the lounge above, access to the remainder of the underneath of the bungalow (please be advised this has area has very limited height), archway to an additional area.

Workshop 8' 9" by 5' 8" (2m 67cm by 1m 73cm)

Double glazed door opening into the room, double glazed window to rear



Rear Garden

Enclosed by fencing and wall, south facing aspect, laid mainly to lawn with decorative gravel and mature shrubs, side patio area with steps up to kitchen, gated side access, additional paved area underneath the balcony with access to the basement.

Garage 16' 4" by 11' (4m 98cm by 3m 35cm)

Electric up and over door to the front, light and power, window to rear.



Front Garden

Enclosed by wall, laid to lawn with two parking spaces laid to decorative gravel.

Additional Information

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.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

