



Rachel Homes

Estate Agents

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ANNANDALE AVENUE, WORLE, WESTON SUPER MARE, BS22 6EE



- **Detached Bungalow off Worle High Street**
- **Lounge & Conservatory**
- **Double Glazed and GCH**
- **No Chain**
- **Two Double Bedrooms**
- **Kitchen/Breakfast Room**
- **Two Garages and Parking**
- **EPC D**

£315,000

Rachel J Homes is pleased to market this Detached Bungalow ideally situated on the level, just off Worle High Street giving easy access to local shops, amenities and Bus and Rail routes. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Two Double Bedrooms, Shower Room, Front and Good Sized Rear Garden, Two Garages and Parking for Several Vehicles. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



Entrance Porch

UPVC feature arch shaped side window, UPVC door to

Entrance Hall

Radiator, picture rail, doors off to all rooms

Lounge 13' by 10' 6" (3m 95cm by 3m 20cm), ()

UPVC bay window to front, UPVC window to side, feature tiled fireplace, radiator, TV point, picture rail.



Kitchen/Breakfast Room 15' 11" by 10' (4m 84cm by 3m 4cm)

UPVC internal double glazed window to rear, door to rear, UPVC window to side, range of wall and floor units with work surfaces over, stainless steel sink unit, eye level double electric oven, electric hob, space for washing machine and fridge freezer, storage cupboard, cupboard housing Vaillant Combination boiler, partially tiled walls, access to loft.



Conservatory 11' 6" by 8' 8" (3m 51cm by 2m 63cm)

Part UPVC and brick built, UPVC door to rear garden, polycarbonate roof.

Bedroom One 13' by 10' (3m 95cm by 3m 4cm)

UPVC double glazed bay window to front, radiator, fitted wardrobes, picture rail.

Bedroom Two 11' 5" by 10' 6" (3m 47cm by 3m 19cm)

UPVC double glazed window to rear, UPVC window to side, radiator, fitted wardrobes, picture rail.



Shower Room 6' 10" by 5' 5" (2m 9cm by 1m 65cm)

UPVC window to side, white suite comprises of low level WC, pedestal wash hand basin, tiled shower cubicle, part tiled walls.

Front Garden

Enclosed by walling and double gates, mature shrubs.



Rear Garden

Enclosed by fencing, mainly laid to lawn with mature shrubs and flower borders, area laid to ornamental chippings with wooden arbours, side entrance gate, personal door to garage.

Garage and Driveway

Two separate garages, both with up and over doors, light and power in both.

Driveway for several vehicles

Additional Information

Council Tax Band C £1854.39 2023/2024

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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Total area: approx. 78.9 sq. metres (849.8 sq. feet)