



Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk

**HAWKE ROAD, WORLE,
WESTON SUPER MARE, BS22 9LB**



- Well Presented Detached House
- Lounge
- Double Glazed and GCH
- Garage and Driveway for Several Cars
- Four Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- EPC D

£340,000

Rachel J Homes is thrilled to market this Well Presented Detached House ideally situated on the Worle/Kewstoke border with easy access to shops, schools, amenities and transport links. This lovely family home enjoys open and far reaching views at the rear and the accommodation briefly comprises of Entrance Porch, Lounge, Kitchen/Dining Room, Downstairs WC, Utility Area, Four Good Sized Bedrooms, Bathroom, Front and Rear Gardens, Garage and Driveway for Several Cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours!!



Entrance Porch

UPVC Double glazed entrance door, radiator, door to;

Lounge

15' 4" by 11' 8" (4m 67cm by 3m 56cm)
UPVC Double glazed window to front, coved ceiling, TV point, radiator, door to;



Kitchen/Diner

23' 6" by 12' 9" (7m 16cm by 3m 89cm)
UPVC Double glazed windows and patio doors to rear, range of wall and floor units with work surface over, stainless steel sink unit with mixer tap, integrated dishwasher and tall fridge, electric hob with extractor hood over, built in electric double oven and microwave, space for under counter freezer, stairs to first floor, door to;



Utility Area

UPVC Double glazed door too side, space for washing machine and tumble dryer, door to;

Downstairs Cloakroom

Low level WC, wash hand basin set into vanity unit, radiator, extractor fan, part tiled walls.

Stairs to First Floor

Landing with access to loft and doors off.

Bedroom One

13' 11" by 12' 4" (4m 24cm by 3m 76cm)
UPVC Double glazed window to front, coved ceiling, radiator.



Bedroom Two

14' by 11' 9" (4m 27cm by 3m 58cm)
UPVC Double glazed window to rear with far reaching views, coved ceiling, radiator.



Bedroom Three

9' 2" by 7' 1" (2m 79cm by 2m 16cm)
UPVC Double glazed window to front, coved ceiling, radiator.

Bedroom Four

9' 2" by 7' 5" (2m 79cm by 2m 26cm)
UPVC Double glazed window to rear with far reaching views, radiator.

Bathroom 9' 1" by 5' 7" (2m 77cm by 1m 70cm)

UPVC Double glazed window to side, panel bath, low level W/C, wash hand basin, heated towel rail, fully tiled walls and floor, under floor heating.

Rear Garden

Enclosed by fencing, laid to lawn with raised deck area with open reaching views.

Front

Laid to lawn with mature shrubs and bushes, driveway, access to rear of the property.

Garage

Up and over door, light and power.

Additional Information

Council Tax Band D Approx. £2086.19

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.



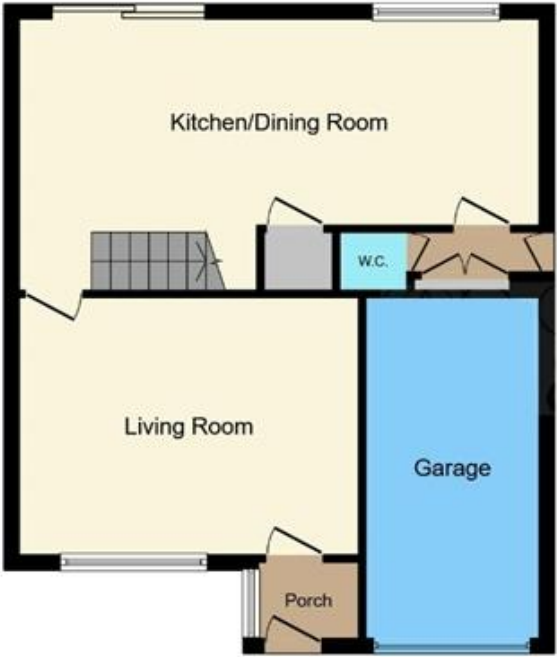




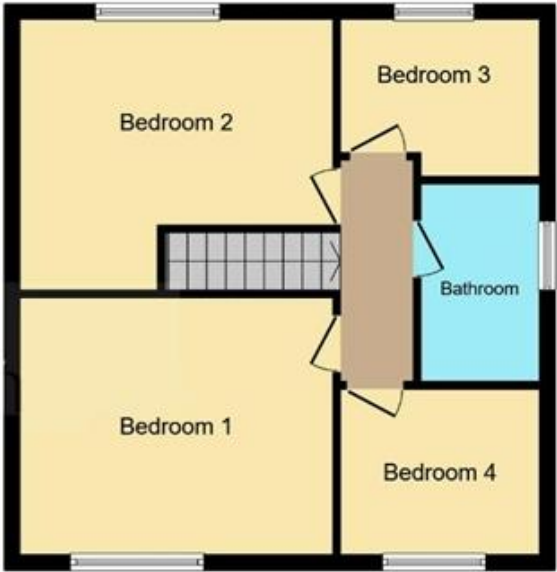




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.