



Rachel J Homes

Estate Agents

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HAWTHORN HILL, WORLE, WESTON SUPER MARE, BS22 9EB



- Well Presented Detached House
- Lounge
- Double Glazed and GCH
- No Chain
- Three Double Bedrooms
- Kitchen/Diner
- Garage and Parking For Several Vehicles
- EPC D

OIEO £350,000

Rachel J Homes is delighted to market this Well Presented Detached House ideally situated in an elevated position on Worle Hillside with views towards the Mendips from the front of the property. If you are looking for a good sized family home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Double Bedrooms, Bathroom, Front and Terraced Rear Garden, Garage and Parking for Several Vehicles. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

Entrance Hall

UPVC Double glazed entrance door and side window, radiator, understairs storage cupboard housing gas meter, wooden flooring, stairs to first floor, doors off.

Downstairs WC

UPVC Double glazed window to side, UPVC Double glazed window to front, low level W/C, wash hand basin set into vanity unit, cupboard housing consumer unit, tiled floor.

Lounge 19' by 13' 7" (5m 78cm by 4m 14cm)

UPVC Double glazed window to front, radiator, open fireplace with tiled surround, hearth and mantle, TV point, walk through to;

Kitchen/Diner 19' 11" by 9' 1" (6m 7cm by 2m 78cm)

UPVC Double glazed patio doors and window to rear, range of wall and base units with work surface over and tiled splash back, ceramic sink and drainer with mixer tap over, integrated fridge/freezer, gas hob with extractor over and electric double oven under, space for washing machine, cupboard housing Vaillant combi boiler, wooden floor.

Stairs to First Floor Landing

UPVC Double glazed window to side, airing cupboard housing water tank, doors off.

Bedroom One 16' 8" by 9' 9" (5m 8cm by 2m 98cm)

UPVC Double glazed window to front with views towards The Mendips, built in wardrobe, radiator.

Bedroom Two 13' 3" by 9' 3" (4m 3cm by 2m 81cm)

UPVC Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three 11' 1" by 9' 11" (3m 39cm by 3m 2cm)

UPVC Double glazed window to front with views towards the Mendips, radiator, built in wardrobe.



Bathroom 6' 4" by 6' (1m 92cm by 1m 83cm)

UPVC Double glazed window to rear, low level W/C and wash hand basin set into vanity unit, panel bath with hot water mixer shower over, radiator with heated towel rail, fully tiled walls and floor.

Terraced Rear Garden

Enclosed by fencing, mainly laid to patio with mature shrub borders, outside tap, covered side access, personal door to garage.

Garage

Roller door with light and power, driveway to front with parking for several vehicles.

Front Garden

Laid to lawn with mature shrub borders.

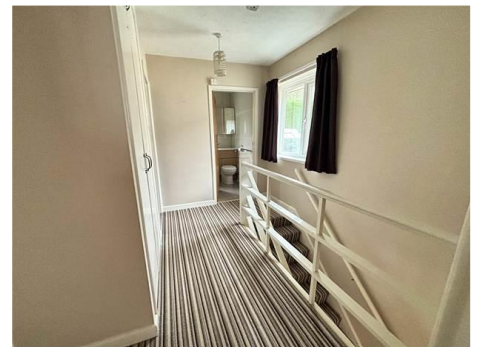
Agents Note

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Additional Information

Council Tax Band D. Approx £2086.19 Per Annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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