



# Rachel J Homes

Estate Agents

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## KESTREL DRIVE, WORLE, WESTON SUPER MARE, BS22 8RQ



- Well Presented Semi Detached Bungalow
- Large Lounge
- Double Glazed and GCH
- No Chain
- Three Double Bedrooms
- Kitchen/Diner
- Off Street Parking
- EPC C

### £280,000

Rachel J Homes is delighted to market this Well Presented Semi Detached Bungalow ideally situated in Worle, on the level and close to Shops, Schools, Amenities and Transport Links. Enjoying a corner plot, the spacious bungalow has a lot to offer. The accommodation briefly comprises of Entrance Hall, Large Lounge, Kitchen/Diner, Three Double Bedrooms, Wet Room, Front and Rear Gardens, and Off Road Parking. Added benefits of this super home included double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



### Entrance Hall

UPVC Double glazed door, door to lounge, door to;

### Wet Room

Velux skylight, low level W/C, pedestal wash hand basin, electric 'Mira' shower unit, fully tiled walls, radiator.



### Lounge 18' 11" by 11' 6" (5m 77cm by 3m 51cm)

UPVC Double glazed window to front, radiator, TV and telephone points, door to inner hallway, double doors to:-



### L-Shaped Kitchen/Diner 17' 3" by 14' 6" Max (5m 26cm by 4m 42cm)

Upvc Double glazed patio doors to rear garden, Upvc Double glazed door to rear garden, range of wall and base units with work surface over and splash back, stainless steel sink and drainer with mixer taps over, electric hob with extractor over and electric oven under, space for washing machine, dishwasher and fridge/freezer, radiator, T.V point, loft hatch, storage cupboard housing 'Worcester' combi boiler.



### Inner Hallway

Doors off to bedrooms.

### Bedroom One 13' 6" by 9' 6" (4m 11cm by 2m 90cm)

UPVC Double glazed window to front, radiator.



### Bedroom Two 13' 6" by 9' 6" (4m 11cm by 2m 90cm)

UPVC Double glazed window to rear, radiator.

### Bedroom Three 10' by 8' 5" (3m 5cm by 2m 57cm)

Two UPVC Double glazed window to side, radiator.

### Rear Garden

Enclosed by fencing, laid to lawn with mature shrubs and patio area, outside tap, side access gate.

### Front Garden

Laid mainly to lawn with decorative gravel.

### **Off-Road Parking**

Laid to decorative gravel with off road parking for several vehicles.

### **Additional Information**

Freehold property

Council Tax Band C. Approx £1854.39 Per Annum

### **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		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Ground Floor

Approx. 84.5 sq. metres (909.4 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.

Plan produced using PlanUp.