



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

SAVERNAKE ROAD, WORLE, WESTON-SUPER-MARE, BS22 9HH



- Beautifully Presented Detached House
- Lounge with Log Burner
- Bathroom, En-Suite to Master and DS W/C
- Garage and Parking
- Four Bedrooms
- Open Plan Kitchen/Diner/Breakfast Room
- Double Glazing and GCH
- EPC C

£369,950

Rachel J Homes is delighted to market this Beautifully Presented Detached House ideally situated in North Worle giving easy access to transport links, shops and amenities and catchment for Priory and St Marks Schools. If you are looking for a home that you can "just move in" make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner/Breakfast Room, Conservatory, Four Bedrooms, Master with Ensuite, Lovely Rear Garden, Garage and Driveway. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Entrance Porch

UPVC Composite entrance door and side panels, tiled flooring, arch through to;

Inner Hallway

UPVC Wood grain effect double glazed window to front, radiator, under floor heating, tiled flooring, consumer unit, storage cupboard with light, stairs to first floor, doors off.



Downstairs WC

Low level W/C, wash hand basin, fully tiled walls and floor.

Lounge 16' 3" by 11' 10" (4m 95cm by 3m 61cm)

Two UPVC Wood grain effect double glazed windows to rear, multi fuel stove set on a tiled hearth with tiled chimney breast, coved ceiling, wooden flooring, T.V. Point, two radiators.



Kitchen/Diner/Breakfast Room 25' 5" by 13' 7" (7m 75cm by 4m 14cm)

UPVC Wood grain effect double glazed windows to front, wood and glass door to side, range of wall and base units with granite work surface over and splash back, one and half bowl flush mount sink with worktop drainer, telephone point, space for range cooker, washing machine, tumble dryer, dishwasher and American style fridge freezer, three radiators, granite breakfast bar, tiled floor, UPVC Wood grain effect double glazed French doors into;



Conservatory 12' 5" by 6' 8" (3m 79cm by 2m 3cm)

UPVC Wood grain effect double glazed and brick construction with Polycarbonate roof, tiled flooring.

Stairs to first floor landing

Access to loft, storage cupboard housing water tank, doors off.

Master Bedroom 11' 7" by 9' 5" (3m 53cm by 2m 87cm)

UPVC Wood grain effect double glazed window to rear, radiator, built in double wardrobes, door to;



En-suite 6' 5" by 5' 9" (1m 96cm by 1m 75cm)

UPVC Wood grain effect double glazed window to front, fully tiled walls and floor, walk in shower cubicle with hot water shower, wash hand basin set into vanity unit, low level W/C, heated towel rail.

Bedroom Two 10' 8" by 9' 3" (3m 25cm by 2m 82cm)

UPVC Wood grain effect double glazed window to rear, radiator.

Bedroom Three 8' 6" by 8' (2m 59cm by 2m 44cm)

UPVC Wood grain effect double glazed window to front, built-in double wardrobe, radiator.

Bedroom Four 9' 6" by 7' 5" (2m 90cm by 2m 26cm)

UPVC Wood grain effect double glazed window to front, radiator.

Bathroom 6' 3" by 6' (1m 91cm by 1m 83cm)

UPVC Wood grain effect double glazed window to front, fully tiled walls and floor, panel bath, pedestal wash hand basin, low level W/C, heated towel rail.

Rear Garden

Enclosed by fence and wall, laid mainly to lawn with patio area, side gate giving access to front, personal door to garage.

Garage

Up and over door, light and power, personal door from garden, wall mounted boiler.

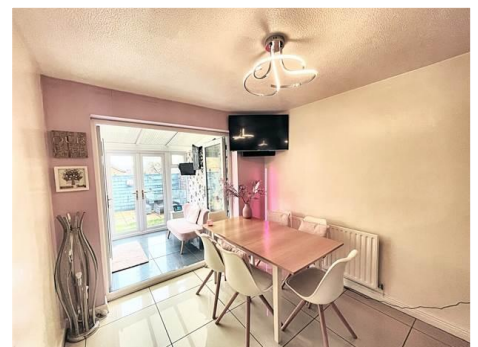
Front

Driveway laid to block paving with parking for several cars, decorative gravel area, side gate giving access to rear.

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.



Additional Information

Freehold Property

Council Tax Band D Approx.£2086.19 Per Annum







Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Low environmental impact - lower CO ₂ emissions		
(91-100) A			(92-100) A		
(81-90) B			(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	78	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	73	England & Wales	EU Directive 2002/91/EC	78

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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