



Rachel J Homes

Estate Agents

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CYGNET CRESCENT, WORLE, WESTON-SUPER-MARE, BS22 8UL



- **Semi Detached Bungalow**
- **Two Bedrooms**
- **Kitchen/Breakfast Room**
- **Shower Room**
- **Front and Rear Gardens**
- **Garage and Driveway**
- **No Chain**
- **EPC E**

£265,000

Rachel J Homes is delighted to market this Semi Detached Bungalow ideally situated in South Worle, on the level and close to shops, amenities, and transport links. In need of some modernisation this property offers you plenty of scope to put your own stamp on. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Breakfast Room, Two Bedrooms, Shower Room, Front and Rear Gardens, Garage with and New Driveway. Added benefits of this property include double glazing, night storage heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!



Entrance Porch

Upvc Double glazed door and side panel into porch, electric meter, wooden single glazed door into;

Hallway

Coved ceiling, loft hatch, night storage heater, cupboard housing consumer unit, storage cupboard housing water tank, storage cupboard with shelving, doors off.



Lounge 15' 11" by 10' 11" (4m 84cm by 3m 32cm)

Upvc Double glazed window to front, ceiling fan, coved ceiling, night storage heater, tv point.



Kitchen 12' 2" by 9' 1" (3m 70cm by 2m 77cm)

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, sink and drainer with mixer tap over, ceramic hob with extractor over, eye level electric oven and grill, space for washing machine and fridge freezer, space for small table and chairs.



Bedroom One 17' 8" by 10' 11" at Widest (5m 39cm by 3m 32cm)

Upvc Double glazed window to rear, coved ceiling, night storage heater, two built in double wardrobes.



Bedroom Two/Dining Room 8' 5" by 9' 1" (2m 56cm by 2m 77cm)

Upvc Double glazed patio doors to rear, coved ceiling, night storage heater.

Shower Room 8' by 5' 7" (2m 43cm by 1m 70cm)

Two Upvc Double glazed windows to side, fully tiled walls, pedestal wash hand basin, low level W/C, shower cubicle with electric shower, wall mounted electric heater.

Rear Garden

Enclosed by fence and wall, laid to lawn with patio area, personal door into garage, side gate.

Garage

Up and over door, light and power, newly fitted roof.

Front Garden

Laid to lawn with new driveway to side for several vehicles.

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 C - Approx.£1854.39 Per Annum

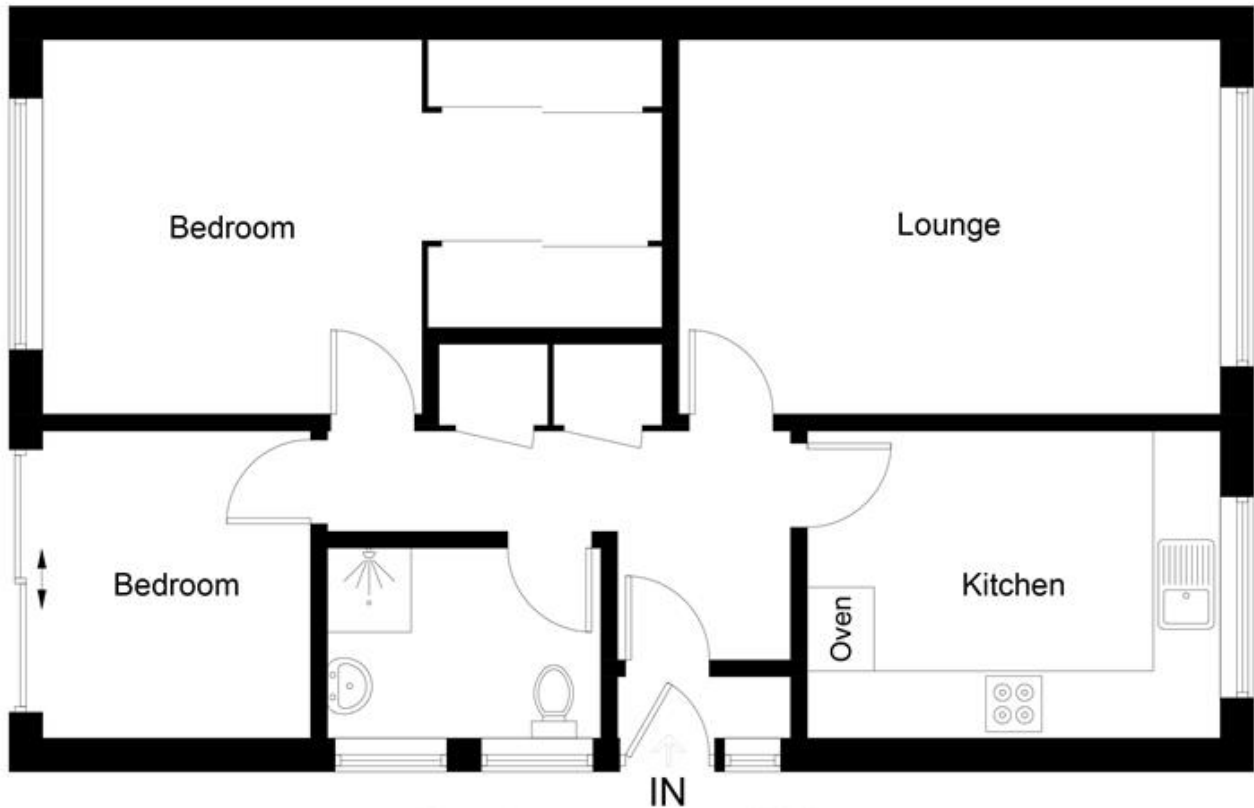




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

26 Cygnet Crescent

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



For illustrative purposes only. Not to scale. ID786852

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision