



# Rachel J Homes

Estate Agents

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## APPLETREE COURT, WORLE, WESTON-SUPER-MARE, BS22 6BA



- Well Presented Ground Floor Flat
- Open Plan Living Room/Kitchen
- Low Maintenance Garden
- No Chain
- One Double Bedroom
- Bathroom
- Off Street Parking for Two Vehicles
- EPC C

### £170,000

Rachel J Homes is delighted to market this well presented Ground Floor Flat located in a cul de sac in the popular North Worle. Ideal if you would like somewhere that is up together so you can "just move in", close to amenities, schools and transport links. The accommodation briefly comprises of Open Plan Lounge/Kitchen, One Double Bedroom, Bathroom, Rear Courtyard Garden, and Parking for Two Cars. Added benefits of the this lovely home are double glazing and gas central heating, plus there is no onward chain as the vendor has already found a property. Accompanied viewings - CALL NOW to book yours but BE QUICK!!!

### Entrance Hall

UPVC double glazed composite entrance door and UPVC double glazed window to front, radiator, laminate flooring, consumer unit, under stair storage cupboard with light.

### Open Plan Living 16' 5" by 12' 8" (5m by 3m 86cm)

UPVC double glazed window and patio door to garden, laminate flooring, range of wall and base units with work surface over and tiled splash back, inset gas hob with electric oven under and extractor over, space for fridge freezer and washing machine, wall mounted boiler, stainless steel sink and drainer with mixer tap over, radiator.

### Double Bedroom 11' by 9' 6" (3m 36cm by 2m 90cm)

UPVC double glazed window to front, laminate flooring, radiator.

### Bathroom 7' 9" by 5' 10" (2m 35cm by 1m 79cm)

Panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

### Courtyard Garden

Enclosed by fence, laid to patio, outside tap, gate giving access to side.

### Off-Road Parking

Allocated tandem parking for two cars.

### Front

Laid to decorative gravel with shrubs.

### Additional Information

Ground Rent £20.00 Per Annum

Leasehold Property - in excess of 900 years

Council Tax Band A - Approx.£1390.80 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		
69-80	C	72   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		