



Rachel J Homes

Estate Agents

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TORMYNTON ROAD, WORLE, WESTON SUPER MARE, BS22 9HU



- Semi Detached Two Bedroom Bungalow
- Kitchen
- Shower Room
- No Chain
- Lounge/Diner
- Conservatory
- Off Road Parking
- EPC D

£265,000

Rachel J Homes is delighted to market this Semi Detached Bungalow which is situated on Worle Hillside enjoying a slightly elevated position but still close to amenities, shops and transport links. If you are looking for somewhere to put your own stamp on then make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Conservatory, Shower Room, Rear Garden, Parking for Several Cars. Added benefits include double glazing, gas central heating and No Chain. Accompanied viewings - CALL NOW!!!



Hallway

Upvc Double glazed entrance door, cupboard housing consumer unit, laminate flooring, radiator, loft hatch, doors off.

Lounge/Diner 17' 1" by 12' 2" (5m 21cm by 3m 71cm)

Upvc Double glazed window to front, two radiators, gas fire set into brick surround, tv point.



Kitchen 9' 5" by 8' 11" (2m 88cm by 2m 73cm)

Upvc Double glazed window to front and side, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for freestanding cooker, washing machine and fridge freezer, radiator.



Bedroom One 14' 3" by 11' 3" (4m 34cm by 3m 44cm)

Upvc Double glazed window to rear, built in wardrobes and over bed storage, radiator, tv point.

Bedroom Two 10' by 10' (3m 4cm by 3m 4cm)

Upvc Double glazed patio doors to conservatory, radiator, laminate flooring.



Conservatory 9' 8" by 7' 10" (2m 94cm by 2m 40cm)

Upvc Double glazed construction with polycarbonate roof, laminate flooring, door to rear garden.

Shower Room 6' 4" by 5' 8" (1m 93cm by 1m 73cm)

Upvc Double glazed window to side, low level W/C, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls, radiator, laminate flooring.



Rear Garden

Enclosed by wall and fencing, laid to decorative gravel and patio with mature shrub border, storage shed, gate giving access to side.

Front Garden

Enclosed by hedge, laid to block paving with driveway to side.

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

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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