



Rachel J Homes

Estate Agents

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PELICAN CLOSE, WORLE, WESTON SUPER MARE, BS22 8XQ



- Staggered Terrace House
- Two Reception Rooms
- Double Glazing & GCH
- No Chain
- Four Bedrooms
- Family Bathroom & DS W/C
- Garage
- EPC C

£260,000

Rachel J Homes is delighted to market this Extended Terrace House ideally situated in Worle, close to Schools, Shops, Transport Links and Amenities. If you are looking for your first home or perhaps an investment then make sure this is on your list to view. The good sized accommodation briefly comprises of Hallway, Lounge, Dining Room, Kitchen, Downstairs W/C, Four Bedrooms, Bathroom, Front and Rear Garden, Garage. Added benefits of this home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



Entrance Hall

Upvc Double glazed entrance door, radiator, cupboard housing meters, laminate flooring, stairs to first floor, door to;



Lounge 13' 8" by 12' 9" (4m 17cm by 3m 89cm)

Upvc Double glazed window to front, laminate flooring, radiator, understairs storage cupboard, T.V point, door to;

Dining Room 10' 11" by 8' 9" (3m 32cm by 2m 67cm)

Radiator, laminate flooring, double storage cupboard, door to downstairs bedroom, door to downstairs W/C and door to;



Kitchen 13' 5" by 7' 2" (4m 8cm by 2m 18cm)

Upvc Double glazed door and window to rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over, eye level electric oven, stainless steel sink and drainer, space for washing machine, tumble dryer & American fridge freezer, laminate flooring.



Downstairs Bedroom 9' 2" by 7' 2" (2m 79cm by 2m 18cm)

Upvc Double glazed window to rear, laminate flooring, radiator.

Downstairs WC

Low level W/C, pedestal wash hand basin, part tiled walls, laminate flooring.

Stairs to First Floor Landing

Storage cupboard housing boiler, loft access, door off.

Bedroom One 11' 8" by 9' 3" (3m 56cm by 2m 82cm)

Upvc Double glazed window to rear, radiator, double wardrobe, laminate floor.



Bedroom Two 10' 8" by 8' 5" (3m 25cm by 2m 56cm)

Upvc Double glazed window to front, radiator.

Bedroom Three 7' 2" by 6' 8" (2m 19cm by 2m 3cm)

Upvc Double glazed window to front, radiator, laminate floor.

Bathroom 6' 9" by 5' 4" (2m 7cm by 1m 63cm)

Upvc Double glazed window to rear, panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, heated towel rail, fully tiled walls.

Rear Garden

Enclosed by fence, mainly laid to lawn with patio area.

Front

Laid to decorative gravel.

Garage

Set in a separate block with up and over door.

Material Information

Freehold Tenure

Council Tax Band B £1703.23 2024/2025

Mains utilities - Electric, Gas, Water and Sewerage.

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.

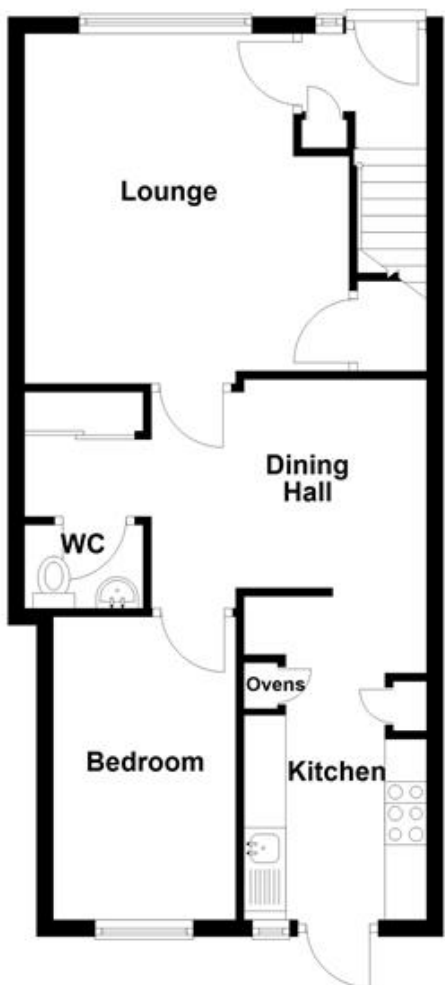
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

