



Rachel J Homes

Estate Agents

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BORGIE PLACE, WORLE, WESTON SUPER MARE, BS22 9HG



- **Well Presented Semi Detached House**
- **Lounge & Dining Room**
- **Double Glazing and GCH**
- **No Chain**
- **Three Bedrooms**
- **Conservatory**
- **Parking**
- **EPC B**

£270,000

Rachel J Homes is pleased to market this Well Presented Semi Detached House ideally situated in North Worle, giving easy access to Shops, Schools, Transport Links and Amenities. Ideal First Home, or perhaps you are downsizing? The good sized accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Three Bedrooms, Bathroom, Front and Rear Gardens, Parking. Added benefits of this lovely home include double glazing, gas central heating, leased Solar Panels plus there is no onward chain. Accompanied viewings - CALL NOW!!



Entrance Hall

UPVC Double glazed entrance door, radiator, telephone point, stairs to first floor, doors off.

Lounge 13'11" (4.24m) x 7'3" (5.26m)

UPVC Double glazed window, French doors and side panels to rear conservatory, radiator, T.V point.



Conservatory 18'0" (5.49m) x 8'1" (2.46m)

UPVC Double glazed and brick construction, glass roof, French doors to rear garden, laminate flooring, radiator.



Kitchen 9'1" (2.77m) x 8'10" (2.69m)

UPVC Double glazed window to front, range of wall and base units work surface over and tiled splash backs, stainless steel sink and drainer with mixer tap over, space for free standing cooker, fridge freezer, dishwasher and washing machine, extractor hood, arch through to;

Dining Room 16'1" (4.9m) x 7'6" (2.29m)

UPVC Double glazed window to front, door to understairs cupboard.



Stairs to First Floor Landing

Access to loft, radiator, storage cupboard housing boiler, doors off

Bedroom One 11'2" (3.4m) x 9'4" (2.84m)

UPVC Double glazed window to front, radiator, archway through;



Dressing Room

UPVC Double glazed window to front, radiator.

Bedroom Two 8'3" (2.51m) x 7'6" (2.29m)

UPVC Double glazed window to front, T.V point, radiator.

Bedroom Three 8'11" (2.72m) x 7'6" (2.29m)

UPVC Double glazed window to rear, radiator.

Bathroom

UPVC Double glazed window to side, panel bath with electric shower over, low level W/C, pedestal wash hand basin, partial tiled walls, radiator.

Rear Garden

Enclosed by fence enclosed, mainly laid to lawn with small patio, side gate.

Material Information

Freehold Tenure

Council Tax Band TBC

Mains Utilities TBC

Solar Panels Leased - Information TBC

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.

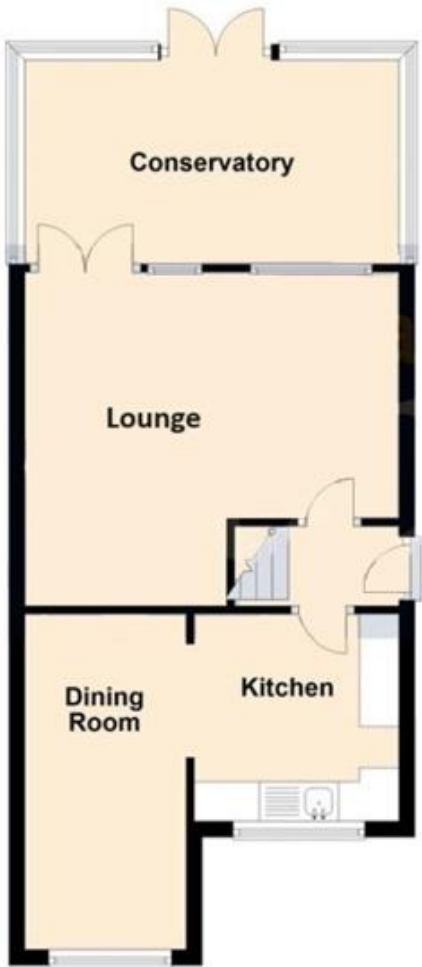






| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ground Floor



First Floor

