



Rachel Homes

Estate Agents

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GREENACRE, WORLEBURY, WESTON SUPER MARE, BS22 9BN



- Beautifully Presented Semi Detached House
- Lounge/Diner
- Downstairs WC
- Garage and Driveway
- Three Double Bedrooms
- Double Glazed and GCH
- Front and Rear Gardens
- EPC D

£345,000

Rachel J Homes is thrilled to market this Beautifully Presented Semi Detached House ideally situated in Worlebury, close to the Golf Club, Woods, Sand Bay and Kewstoke. If you are looking for a lovely sized family home and one that you can "just move in" then make sure this is on your list to view. Improved hugely by the current owner, the accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs WC, Lounge/Diner, Kitchen, Three Double Bedrooms, Shower Room and Separate WC, Front and Rear Gardens, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Entrance Porch

UPVC sliding doors into Porch, laminate flooring, UPVC double glazed door and side pane to



Entrance Hallway

Laminate flooring, radiator, stairs to first floor, doors off

Downstairs WC

UPVC double glazed window to side, low level WC, wash hand basin with tiled splashback, laminate floor



Lounge Area 21' 6" by 10' (6m 55cm by 3m 5cm)

UPVC double glazed window to front, radiator, electric fire set in surround, TV point, Phone point

Dining Area - 8' by 4' 9" (2m 44cm by 1m 45cm)

UPVC double glazed window to rear, radiator, space for table and chairs



Kitchen 15' 3" by 7' 10" (4m 65cm by 2m 39cm)

UPVC window to side and rear, UPVC double glazed door to side, range of wall and floor units with work surfaces over, inset composite one and half bowl sink and draining board, built in gas hob with extractor hood over, eye level double electric oven, integrated dishwasher and fridge freezer, understairs storage cupboard housing consumer unit and electric meter, part tiled walls, inset spotlights, vertical radiator, laminate floor.

Stairs to First Floor

Access to loft, airing cupboard housing Vaillant combination boiler, doors off

Bedroom One 13' 3" by 11' 7" (4m 4cm by 3m 53cm)

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom Two 13' 3" by 11' 2" (4m 4cm by 3m 40cm)

UPVC double glazed window to front, radiator, fitted wardrobes.



Bedroom Three 11' 5" by 7' 11" (3m 48cm by 2m 41cm)
UPVC double glazed window to rear with views, radiator.

Shower Room 8' 6" by 4' 9" (2m 59cm by 1m 45cm)
UPVC double glazed window to rear, double walk in shower cubicle with double headed shower, wash hand basin set in vanity unit, heated towel rail, part tiled walls.

Separate WC
UPVC double glazed window to side, low level WC

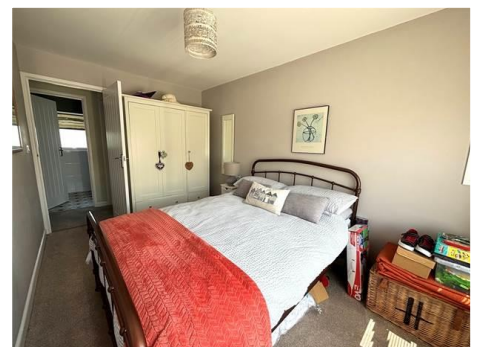
Front Garden
Enclosed by walling with pedestrian gate, lawned areas and mature shrub borders.

Rear Garden
Enclosed by fencing, mainly laid to lawn with patio area, side access gate, outside tap,

Garage and Driveway
Up and over door, power and light, parking to the front.

Material Information
Freehold Tenure
Council Tax Band D £2189.86 2024/2025
Mains Utilities - Gas, Electric, 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. 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.

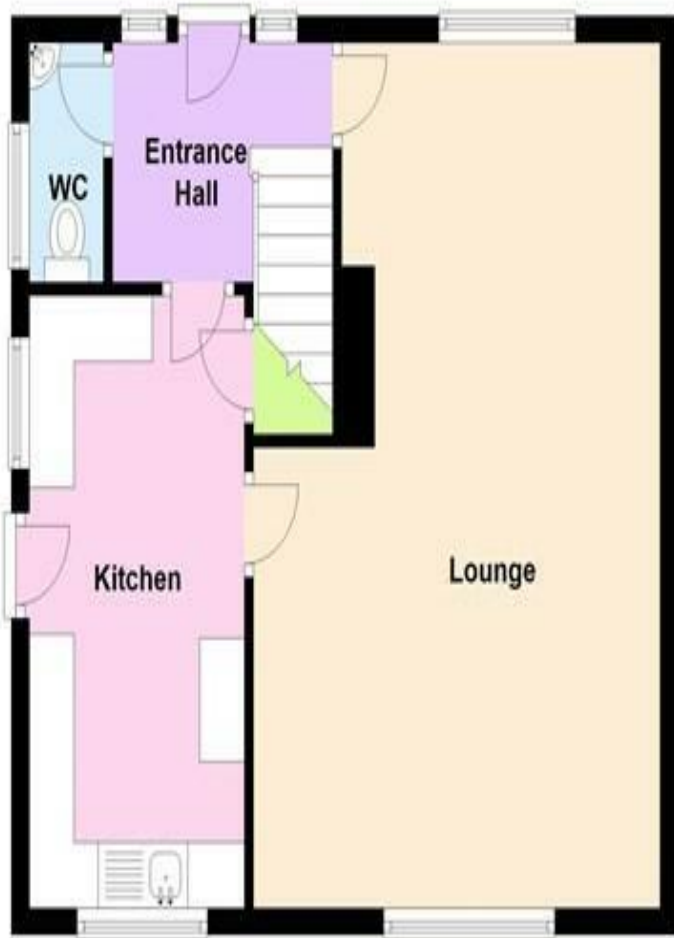






Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

