



Rachel Homes

Estate Agents

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NEW BRISTOL ROAD, WORLE, WESTON-SUPER-MARE, BS22 6AB



- Beautifully Presented Older Style Semi
- Lounge
- Utility and Downstairs WC
- Parking
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- EPC D

£315,000

Rachel J Homes is thrilled to market this Beautifully Presented Older Style Semi Detached House ideally situated on the level and a stone's throw from Worle High Street with it's Shops and Amenities, Schools and Transport Links. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Open Plan Kitchen/Dining Room with Log Burner, Separate Utility Room, Downstairs WC, Three Bedrooms, Bathroom, Front and South Facing Rear Garden and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!

Entrance Hall

UPVC double glazed entrance door and UPVC double glazed window to side, wooden flooring, radiator, stairs to first floor, doors off.

Lounge 14' 5" by 11' 2" (4m 40cm by 3m 41cm)

UPVC double glazed bay window to front, picture rail, radiator, gas living flame fire set into wood and marble surround, TV point.

Open Plan Kitchen/Dining Room 17' 9" by 12' 7" (5m 40cm by 3m 83cm)

Kitchen area - UPVC double glazed window to side, range of wall and floor units with work surfaces over, single drainer stainless steel sink unit with mixer tap, integrated Fridge and Freezer, plumbing for dishwasher, built in electric oven and gas hob and extractor hood, tiled floor.

Dining Area - UPVC double glazed French Doors to rear, feature fireplace with inset log burner, radiator.

Utility 8' 3" by 5' 5" (2m 52cm by 1m 64cm)

UPVC double glazed window to side, space for washing machine, tumble dryer and under counter freezer, radiator, UPVC double glazed door to rear.

Downstairs WC

UPVC double glazed window to rear, low level W/C.

Stairs to first floor landing

UPVC double glazed window to side, access to loft, storage cupboard with shelving, doors off

Bedroom One 14' 7" by 10' 1" (4m 44cm by 3m 7cm)

UPVC double glazed bay window to front, radiator.

Bedroom Two 12' 7" by 10' 3" (3m 83cm by 3m 12cm)

UPVC double glazed window to rear, radiator.



Bedroom Three 8' by 7' (2m 43cm by 2m 13cm)

UPVC double glazed window to front, radiator.

Bathroom 6' 11" by 5' 2" (2m 11cm by 1m 57cm)

UPVC double glazed window to rear, low level WC, pedestal wash hand basin, panel bath with mixer shower, radiator, part tiled walls.

Front Garden

Shared driveway with parking.

Rear Garden

Enclosed by fence, laid mainly to lawn with mature shrub borders, patio area, greenhouse, outside tap, side gate giving access to front.

Material Information

Freehold Tenure

Rent Charge £6.00 per annum

Council Tax Band £1946.55 2024 / 2025

Mains Electric, Gas, Water and Sewerage

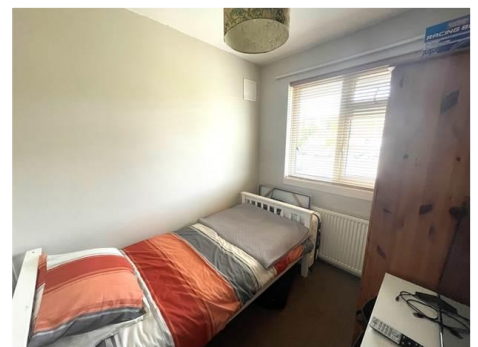
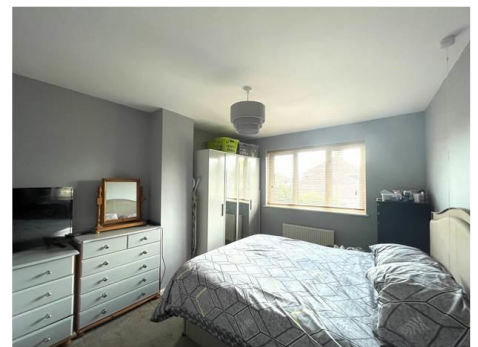
Broadband 4G or 5G network to provide internet to the property

No Flooding in the past 5 years

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.

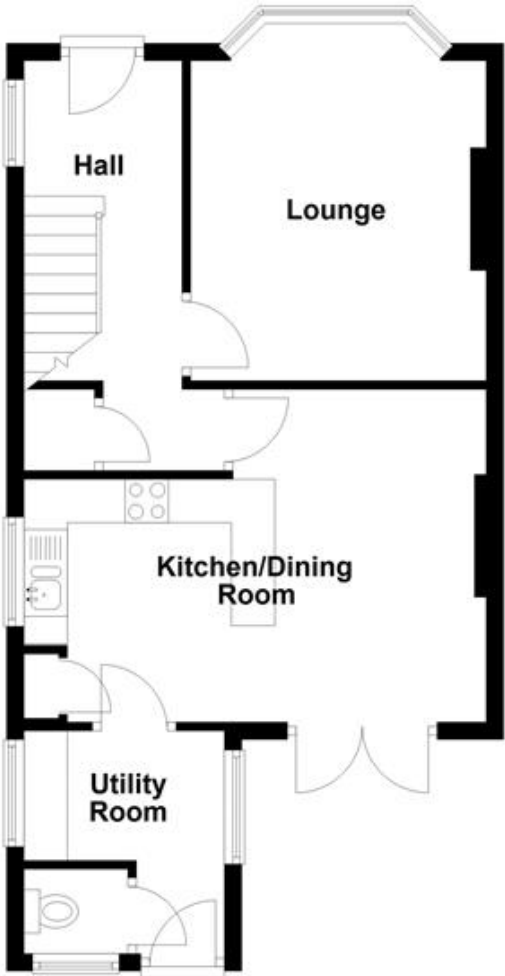
The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

