



# Rachel Homes

*Estate Agents*

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## KESTREL DRIVE, WORLE, WESTON SUPER MARE, BS22 8RF



- Well Presented Semi Detached Bungalow
- Large Lounge and Conservatory
- Double Glazed and GCH
- Parking for Two Cars
- Two Double Bedrooms
- Lovely Kitchen
- Low Maintenance Rear Garden
- EPC C

### £295,000

Rachel J Homes is thrilled to market this Well Presented Semi Detached Bungalow, ideally situated on the level and close to Shops, Schools, Amenities and Transport Links. Improved greatly by the current owners, if you are looking for a home that you can "just move in" then make sure this is on your list to view. The spacious accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms, Refitted Bathroom, Lovely Low Maintenance Rear Garden and Parking to the front for two cars. Added benefits of this super home includes double glazing and gas central heating. Accompanied viewings - CALL NOW!!



### Entrance Porch

UPVC Double glazed entrance door, side aspect floor to ceiling UPVC Double glazed windows with fitted blinds, door to Bedroom 2, door to ;

### Lounge (17'4" x 16'5" (5.28m x 5.00m))

UPVC Double glazed full length window to front, electric fire set into feature surround, T.V point, telephone point, radiator, door to;



### Kitchen 14' 3" by 12' 1" (4m 34cm by 3m 69cm)

UPVC Double glazed window to Conservatory, range of wall and base units with work surface over and up-tile, inset sink and drainer with mixer tap, space for range cooker with extractor over, space for washing machine, American fridge freezer and additional white goods, laminate flooring, radiator, opening to;



### Conservatory 15' 9" by 9' 5" (4m 79cm by 2m 88cm)

UPVC Double glazed construction, glass tinted roof, tiled floor, wall mounted electric fire, French doors to rear garden.

### Bedroom One 15' 2" by 10' (4m 63cm by 3m 6cm)

UPVC Double glazed window to rear, radiator.

### Bedroom Two 16' 2" by 8' (4m 93cm by 2m 43cm)

UPVC Double glazed window to front, cupboard housing consumer unit and meters, radiator.



### Bathroom (8'3" x 6'1" (2.51m x 1.85m))

UPVC Double glazed skylight, low level W/C, wash hand basin set into vanity unit, panel bath with Sunflower hot water mixer shower over, heated towel rail, wall mounted mirror with sensor light, part tiled walls, tiled floor.

### Rear Garden

Enclosed by fencing, laid to decorative gravel, side gate giving access to front, raised deck area.



## Front

Laid to decorative gravel with parking for several cars.

## Material Information

Freehold Tenure

Council Tax Band C £1946.55 2024/2025

Mains Electric, Gas, Water and Sewerage

Broadband 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		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

