

## 5 Monks Hill, Worlebury, Weston super Mare, BS22 9RG

**£365,000**

- Three Good Sized Bedrooms
- Double Glazing & GCH
- EPC D
- Open Plan Living
- South West Facing Rear Garden
- Family Bathroom & DS W/C
- Garage & Driveway



## 5 Monks Hill, Weston super Mare BS22 9RG

Rachel J Homes is delighted to market this Beautifully Presented Detached House ideally situated on Milton Hillside, opposite Worlebury Golf Club and close to Worlebury Woods, Kewstoke and Sand Bay. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The well presented accommodation briefly comprises of Entrance Hall, Downstairs WC, Open Plan Lounge/Dining/Kitchen, Three Good Sized Bedrooms, Lovely Bathroom, Front and Southwest Rear Garden, Garage and Driveway for Several Cars. Added benefits include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Freehold

Council Tax Band: D



**Entrance Porch**

UPVC Double glazed door into porch, door to;

**Entrance Hall**

Karndean flooring, radiator, stairs to first floor, doors off.

**Downstairs WC**

UPVC Double glazed window to side, Karndean flooring, low level W/C, wash hand basin, radiator.

**Open Plan Living**

Open plan Lounge, Dining Area and Kitchen.

**Lounge**

21'7" x 11'0" (6.58 x 3.35)

UPVC Double glazed window to front, UPVC Double glazed French doors to rear, dual fuel burner, TV point, two radiators.

**Kitchen**

15'6" x 13'3" (4.72 x 4.04)

UPVC Double glazed door and window to rear, Two UPVC Double glazed windows to side, range of wall and base units with work surface over and tiled splash back, gas hob with extractor hood over, eye level double electric oven/grill, integral washing machine and fridge freezer, inset composite sink and drainer, breakfast bar, Karndean flooring.

**Stairs to First Floor Landing**

Access to loft, doors off.

**Bedroom One**

13'1" x 12'11" (3.99 x 3.94)

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

**Bedroom Two**

13'1" x 9'6" (3.99 x 2.90)

UPVC Double glazed window to front, radiator.

**Bedroom Three**

9'9" x 8'2" (2.97 x 2.49)

UPVC Double glazed window to rear, built in double wardrobe, radiator.

**Bathroom**

UPVC Double glazed window to rear, low level W/C and wash basin set into vanity unit, panel bath with hand held mixer shower, double walk-in shower with hot water mixer shower, heated towel rail, fully tiled walls and Karndean floor, radiator.

**Rear Garden**

Enclosed by fencing, laid to lawn with patio area and mature shrub border, timber garden shed, garage to rear.

**Front Garden**

Laid to lawn with mature shrubs, driveway with parking for several cars, electric socket point, water tap, wooden gates to garage and rear garden.

**Garage**

Approx 16'0" by 8'0" (13'1" 288'9"cm by 6'7" 144'4 (Approx 4.88 by 2.44 ( cm by cm))

Up and over door, light and power, window to rear, plumbing for washing machine.

**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.

### **Material Information**

Freehold Tenure

Council Tax Band D

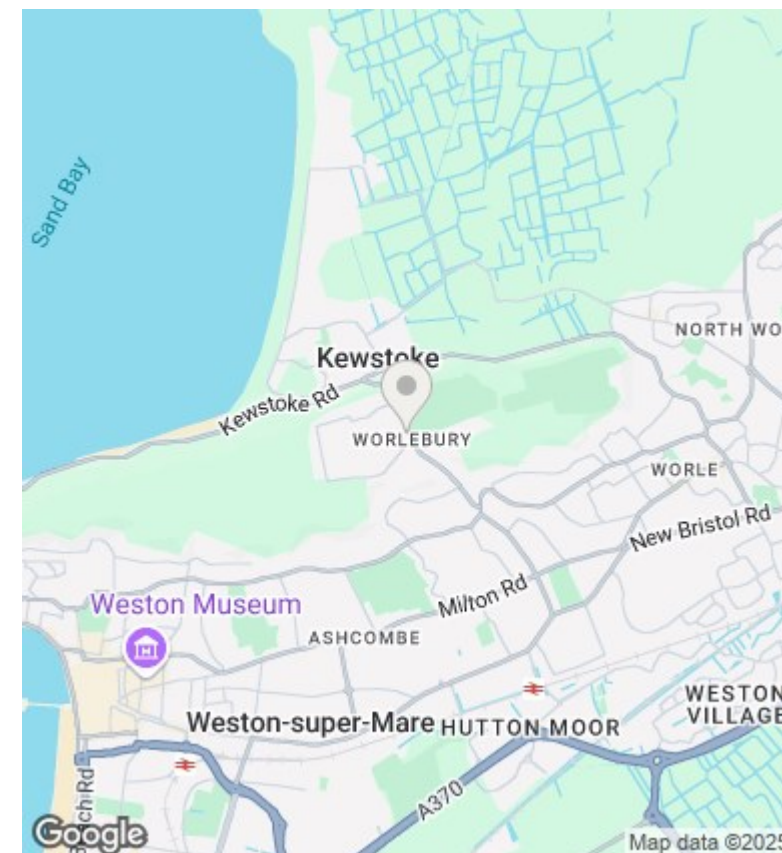
Connected to Mains Utilities.











## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC