



13 Coalbridge Close, Worle, Weston super Mare, BS22 6PH

£260,000

- Semi Detached Bungalow
- Lounge and Conservatory
- Front and Rear Gardens
- No Chain
- Two Double Bedrooms
- Shower Room
- In Need of Updating
- EPC B

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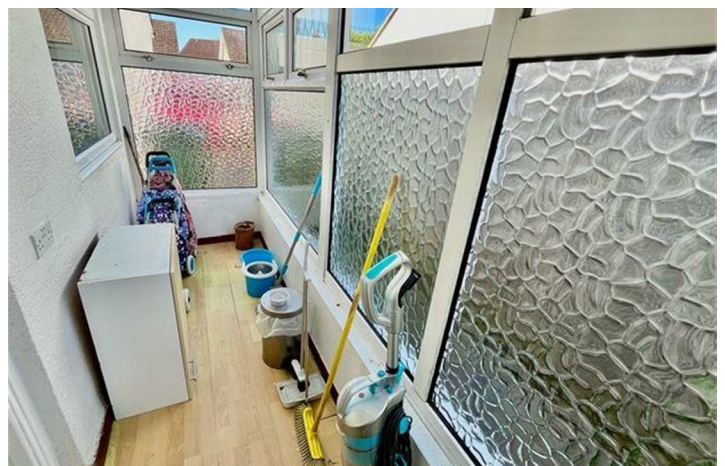
Rachel J Homes is pleased to market this Semi Detached Bungalow ideally situated near to Worle High Street which offers Shops, Amenities and Bus Routes. If you are looking for a home that you can put your own stamp on then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Conservatory, Two Bedrooms, Shower Room, Front and Rear Gardens and Driveway. Added benefits of this home included double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



EPC
B

Freehold

Council Tax Band: B



Entrance Hall

UPVC Double glazed construction, wood and glass door into;

Lounge

4.06 by 3.94 (13'3" by 12'11")

UPVC Double glazed window to front, coved ceiling, electric fire set into feature surround, telephone point, TV point, coved ceiling, radiator.

Kitchen

3.12 by 3.00 (10'2" by 9'10")

Dual aspect Double glazed windows to side and rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, radiator, tiled floor, space for fridge freezer and free standing oven, storage cupboard with radiator, door to utility area with space for washing machine and Upvc Double glazed window, internal glazed door to;

Rear Porch

UPVC Double glazed and brick construction, UPVC double glazed door to rear garden,

Bedroom One

3.61 by 3.02 (11'10" by 9'10")

UPVC Double glazed window to front, radiator, built in triple wardrobes.

Bedroom Two

3.30 by 3.02 (10'9" by 9'10")

Internally glazed door, TV point, radiator,

Conservatory

4.01 by 3.94 (13'1" by 12'11")

UPVC Double glazed and brick construction, solid roof with double glazed skylight window, radiator, laminate flooring, door to rear garden.

Shower Room

1.93 by 1.55 (6'3" by 5'1")

UPVC Double glazed window to rear, double walk in shower with electric shower over, low level W/C, wash hand basin, radiator, Upvc panel walls.

Rear Garden

Enclosed by fence, mainly laid to lawn with patio area, storage shed, outside tap, gate to side access.

Front

Enclosed by wall, laid to paving with driveway to side.

Material Information

Freehold Tenure

Council Tax Band B £1703.23 2024 / 2025

Mains Electric, Gas, Water and Sewerage

Broadband ADSL Copperbased

phone landline

No Flooding in the last 5 years

Solar Panels - The company that installed the solar panels is called "EES Operations 1 Limited". The panels were installed on the 4th July 2011 and the lease lasts 25 years and 3 months, which means there are 12 years left until the lease expires. At the end of the lease the ownership of the system reverts to the owner of the bungalow.

The owner of the panels ("the tenant") is responsible for maintaining and repairing the panels.

The terms of the lease state that any electricity generated by the system may be used by the owner for the benefit of the property whilst any electricity which is not used by the owner is exported to the grid for the benefit of the tenant.

Full details on request.

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.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

