



63 Appletree Court, Worle, Weston-Super-Mare, BS22 6BA

£160,000

- Ideal First Time Buy or Investment
- Lounge/Diner
- Double Bedroom
- Parking for One Car
- First Floor Flat
- Kitchen
- Garden with Large Shed
- No Chain

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Rachel J Homes is delighted to market this First Floor Flat, ideally situated in North Worle and close to Transport Links via Rail, Bus and M5 Corridor, Shops, and Amenities. This is an ideal first time buy or perhaps for an investor. There is a tenant in situ who would be happy to stay! The accommodation briefly comprises of Own entrance with stairs to first floor, Lounge/Diner, Kitchen, Double Bedroom, Bathroom, Garden and Parking. Added benefits of this great home include double glazing, gas central heating plus there is no chain. Accompanied viewings - CALL NOW!!



EPC
C

Leasehold

Council Tax Band: A



Entrance Hall

Own entrance, stairs to first floor, landing, storage cupboard, radiator, access to loft, doors off.

Lounge/Diner

3.55 x 3.34 (11'7" x 10'11")

UPVC Double glazed window to rear, coved ceiling, radiator, TV point, laminated flooring, arch through to;

Kitchen

3.39 x 1.81 (11'1" x 5'11")

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, single drainer stainless steel sink unit, space for free standing cooker, fridge freezer, washing machine & tumble dryer, laminate flooring.

Bedroom

3.50 x 2.40 (11'5" x 7'10")

UPVC Double glazed window to front, coved ceiling, radiator, laminate flooring.

Bathroom

2.08 x 1.50 (6'9" x 4'11")

UPVC Double glazed window to rear, panel bath with electric shower over, pedestal wash hand basin, low level W/C, radiator, laminate flooring.

Front

Off road parking for one car.

Garden

Accessed from the side of the property,. enclosed by fencing, laid to patio, large shed.





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	