



**1 Orchard Close, Worle, Weston-Super-Mare, BS22 6PL**

**£280,000**

- Semi Detached Bungalow
- Lounge
- Double Glazed and GCH
- No Chain
- Two Bedrooms
- Kitchen
- Garage and Driveway
- EPC TBC



# 1 Orchard Close, Weston-Super-Mare BS22 6PL

Rachel J Homes is pleased to market this Semi Detached Bungalow ideally situated on the level and not far from Worle High Street giving easy access to Shops, Amenities, Bus and Rail Routes. If you are looking for a home that you can put your own mark on, make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this home include double glazing and gas central heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!



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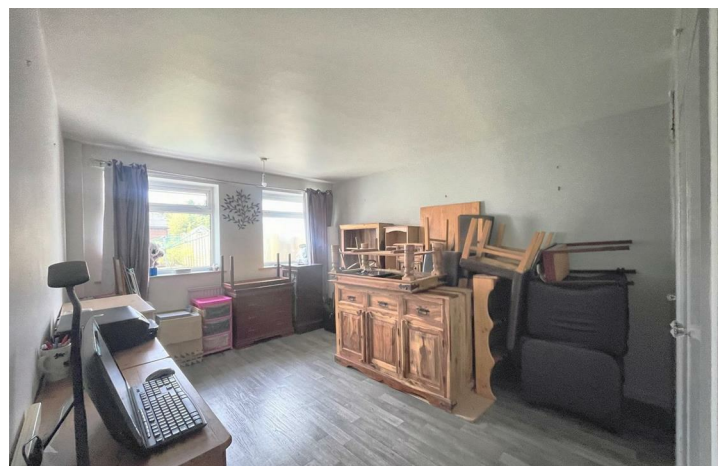
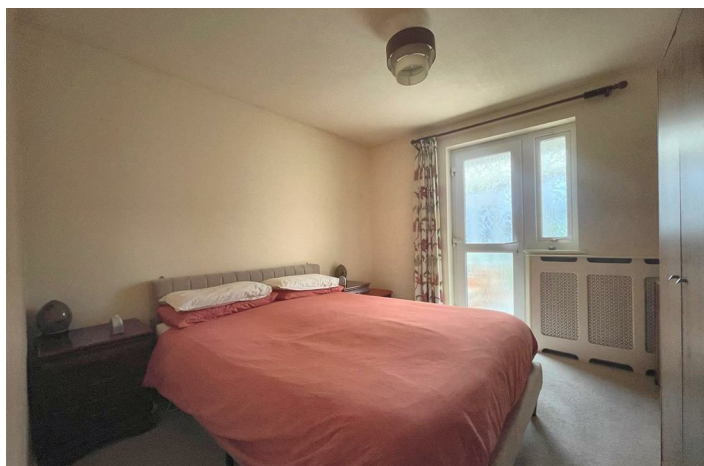
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EPC

Freehold

Council Tax Band: C



**Entrance Porch**

Upvc Double glazed sliding doors, tiled floor, Upvc Double glazed door and side panel into;

**Entrance Hallway**

Radiator, access to loft, doors off.

**Lounge**

**4.72 x 3.45 (15'5" x 11'3")**

Upvc Double glazed window to front, radiator, gas living flame fire set into feature surround, T.V point.

**Kitchen**

**3.67 x 1.72 (12'0" x 5'7")**

Upvc Double glazed window to front and door to side, stainless steel sink and drainer, range of wall and base units with work surface over and tiled splash back, space for washing machine, free standing cooker and fridge freezer.

**Bedroom 1**

**4.85 x 3.47 (15'10" x 11'4")**

Two Upvc Double glazed windows to rear, two built-in double wardrobes, radiator.

**Bedroom 2**

**3.26 x 3.20 (10'8" x 10'5")**

Upvc Double glazed window and door to conservatory, radiator.

**Conservatory**

**3.26 x 2.33 (10'8" x 7'7")**

Upvc and double glazed construction, opal roof.

**Bathroom**

**2.22 x 2.06 (7'3" x 6'9")**

Upvc Double glazed window to side, low level W/C, pedestal wash hand basin, panel bath with electric shower over, wall with tiles and paneling, heated towel rail.

**Front**

Enclosed by low walling, mainly laid to lawn

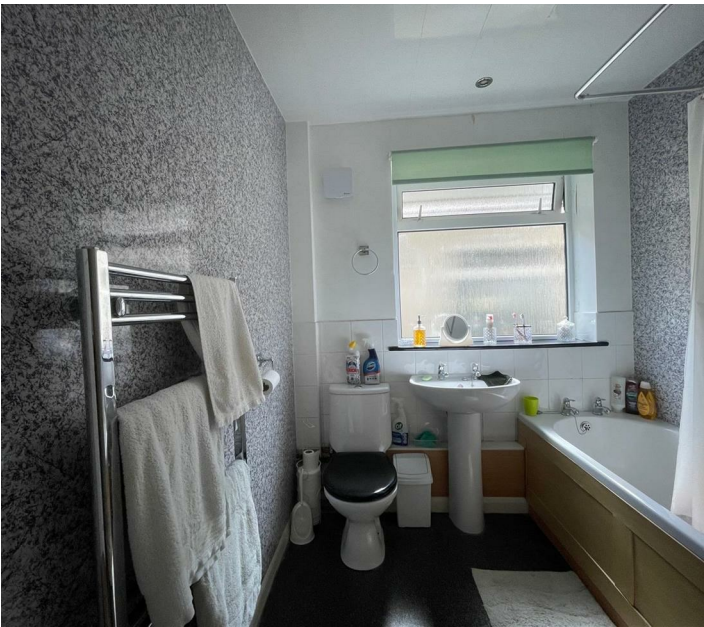
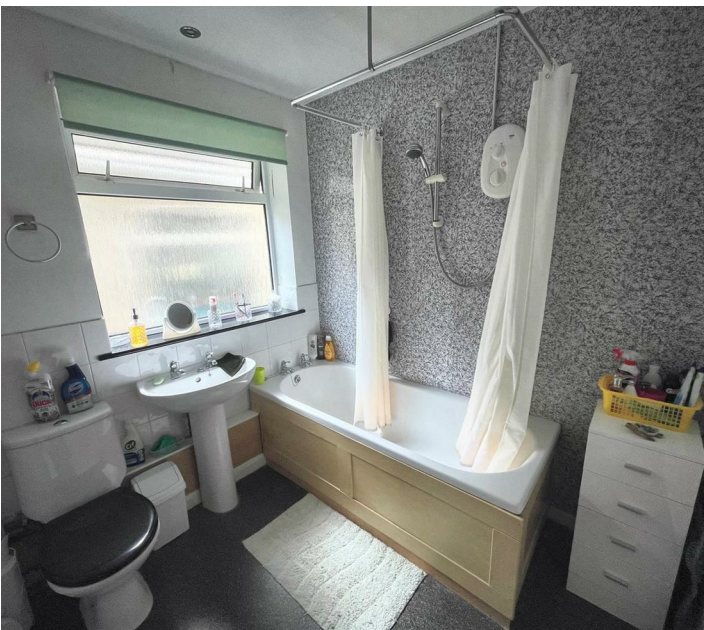
**Rear Garden**

Enclosed by fencing, laid to lawn with mature shrubs, wooden storage shed, side gate, personal door into garage.

**Garage and Driveway**

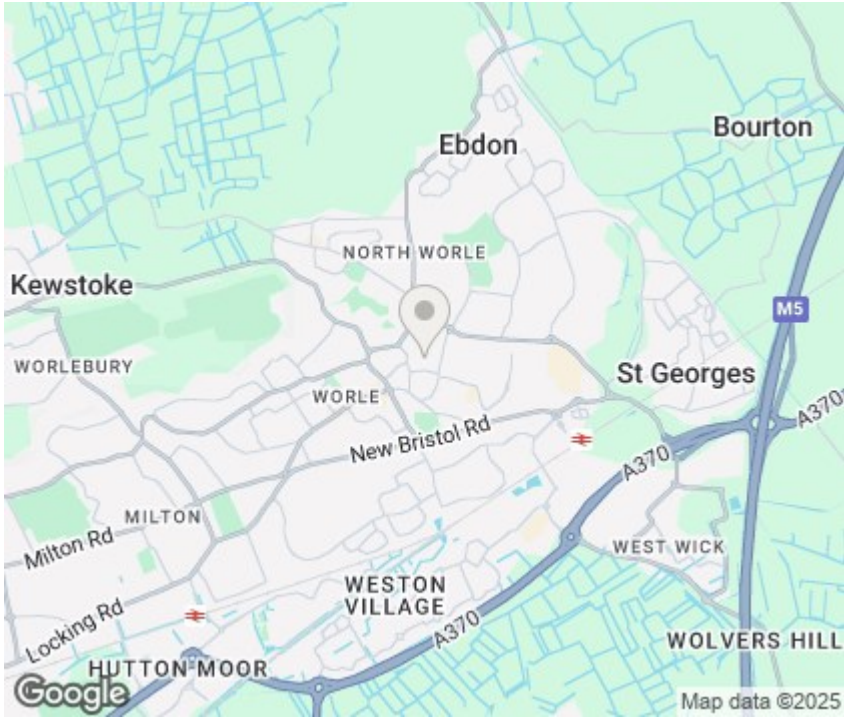
Up and over door, light and power, driveway for several vehicles.











Viewings

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

EPC Rating:

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