



**47 Church Road, Worle, Weston-Super-Mare, BS22 9DF**

**£380,000**

- Double Fronted Detached Bungalow on Worle • Three Bedrooms Hillside
- Two Reception Rooms
- Kitchen & Utility
- Double Glazed, GCH & Owned Solar Panels
- Large Rear Garden
- Double Garage and Driveway for Several Cars • No Chain



# 47 Church Road, Weston-Super-Mare BS22 9DF

Rachel J Homes is delighted to market this Double Fronted Detached Bungalow which is in an elevated position on Worle Hillside, enjoying views to the front of the property. If you are a keen gardener, make sure this is on your list to view as the garden is a huge feature of this home. The accommodation briefly comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Utility, Rear Porch, Three Good Sized Bedrooms, Shower Room, Tiered Front Garden, Large Rear Garden, Double Garage and Driveway for Several Vehicles. Added benefits of this lovely home include Double Glazing, Gas Central Heating, Owned Solar Panels plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**  
**B**

**Freehold**

**Council Tax Band: D**



### **Entrance Hallway**

Upvc Double glazed door into porch, wood and glass door into hallway, radiator, picture rail, storage cupboard, doors off.

### **Lounge**

**3.85 x 3.81 (12'7" x 12'5")**

Upvc Dual aspect double glazed windows to front and side, radiator, tv point, feature fireplace, door to Bedroom 3/Office.

### **Dining Room**

**4.14 x 3.78 (13'6" x 12'4")**

Upvc double glazed bay window to front and two Upvc double glazed window to side, radiator.

### **Kitchen**

**4.12 x 3.45 (13'6" x 11'3")**

Upvc double glazed window to side, range of wall and base units with work surface over and tiled splash back, one and half bowl sink and drainer with mixer taps over, electric hob with extractor over, built in double electric oven with eye level grill, space for fridge freezer, radiator, door to;

### **Utility**

Double glazed window to side, wall mounted Worcester boiler, space for washing machine, consumer unit, Upvc double glazed door to;

### **Rear Porch**

Upvc Double glazed door and window to rear, controls for solar panels, tiled floor.

### **Bedroom 1**

**4.23 x 4.02 (13'10" x 13'2")**

Upvc double glazed dual aspect windows to front & rear, radiator.

### **Bedroom 2**

**3.03 x 2.24 (9'11" x 7'4")**

Upvc double glazed window to side, radiator, picture rail.

### **Bedroom 3 / Office**

**3.80 x 2.33 (12'5" x 7'7")**

Upvc double glazed window to side, door to lounge.

### **Shower Room**

**2.14 x 1.93 (7'0" x 6'3")**

Upvc double glazed window to rear, shower cubicle with hot water mixer shower, pedestal wash hand basin, low level W/C, radiator, part tiled walls.

### **Rear Garden**

Laid to lawn with mature shrub borders, patio area, vegetable garden, two water butts, personal door to garage, steps down to driveway.

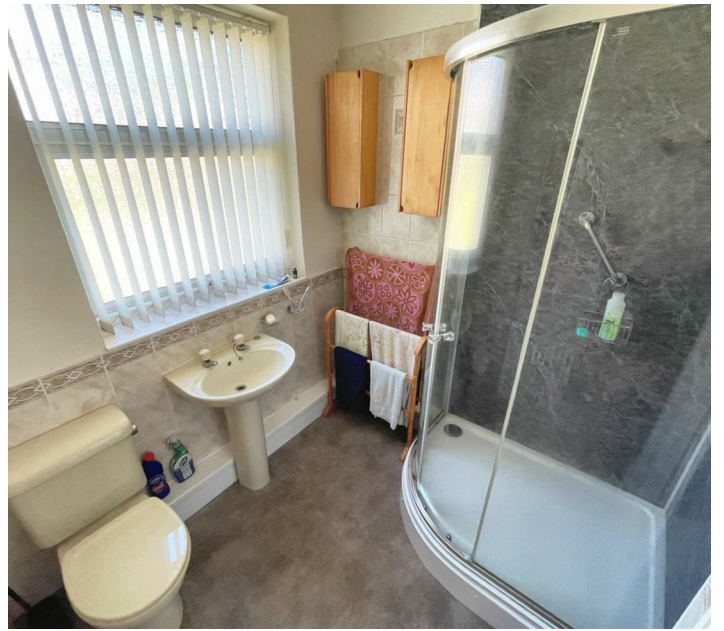
### **Double Garage & Parking**

Two separate up and over doors, light and power, parking in front for several cars.

### **Front**

Enclosed by wall with steps up, laid to block paving with mature shrubs.














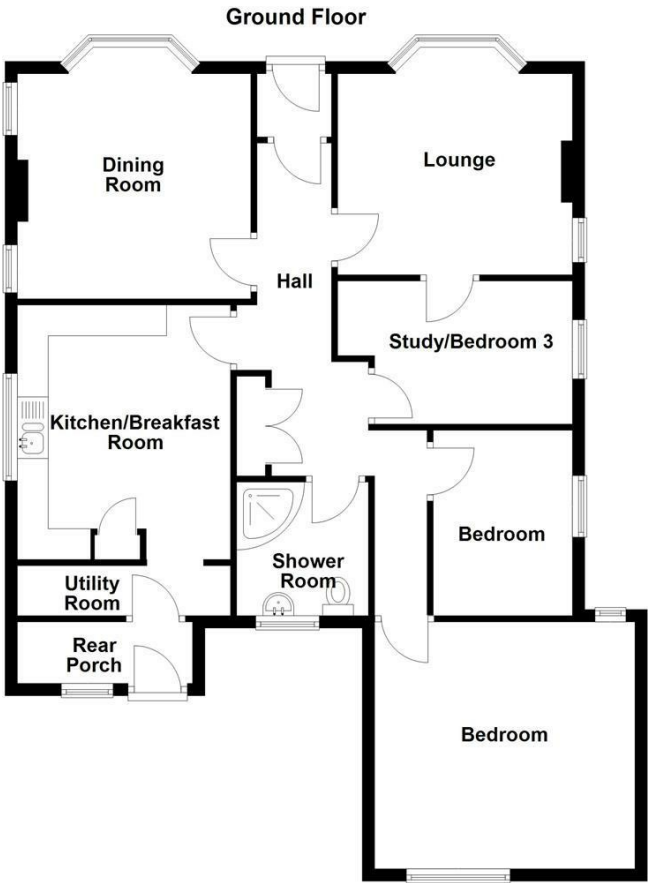
Viewings

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	87	93
(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 



Plan produced using PlanUp.