



22 Moor Lane, Worle, Weston-Super-Mare, N Somerset, BS22 6YB

£300,000

- Well Presented Extended Semi Detached Bungalow
- Lounge
- Ensuite Wet Room
- Garage and Parking
- Three Double Bedrooms
- Kitchen/Dining Room & Separate Utility
- South Facing Rear Garden
- No Chain

22 Moor Lane, Weston-Super-Mare BS22 6YB

Rachel J Home is delighted to market this deceptively spacious extended semi detached bungalow in Worle, on the level and close to schools, amenities, shops and transport links via M5, rail and bus routes. If you are looking for somewhere that can offer versatile accommodation make sure this is on your list to view. The accommodation briefly comprises of Kitchen/Diner, Utility, Lounge, Three Double Bedrooms, Ensuite Wet Room, Bathroom, Front and South Facing Rear Garden, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



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2



2



EPC
C

Freehold

Council Tax Band: C



Entrance Hallway

Upvc double glazed entrance door and side panel, storage cupboard housing consumer unit and meters, opening into;

Kitchen/Diner

5.77 x 3.53 (18'11" x 11'6")

UPVC double glazed bay window to front, range of wall and base units with worksurface over and tiled splash back, gas hob with extractor over and electric oven under, stainless steel sink and drainer, integral fridge freezer, space for dishwasher, radiator, laminate flooring, door;

Lounge

6.21 x 3.38 (20'4" x 11'1")

Upvc double glazed bay window to front, living flame gas fire, radiator, TV and telephone point, door;

Inner Hallway

Storage cupboards, access to loft, doors off.

Bedroom 1

3.44 x 2.52 (11'3" x 8'3")

Upvc double glazed window to rear, built in wardrobe, door to;

En-Suite Wet Room

2.54 x 1.51 (8'3" x 4'11")

Electric wall-mounted shower with seat, wash hand basin, low level WC, heated towel rail, part-tiled walls.

Bedroom 2

3.64 x 2.77 (11'11" x 9'1")

Upvc double glazed window to rear, radiator.

Bedroom 3

3.55 x 2.37 (11'7" x 7'9")

Upvc double glazed window to conservatory, radiator.

Bathroom

2.10 x 1.77 (6'10" x 5'9")

Panel bath with hot water mixer shower over, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, part-tiled walls.

Utility

2.77 x 2.53 (9'1" x 8'3")

Upvc double glazed door to side, two ceiling level windows, range of wall and base units with work surface over, space for washing machine, tumble dryer and under counter fridge, stainless steel sink and drainer, radiator.

Conservatory

Upvc double glazed and brick construction with polycarbonate roof.

Rear Garden

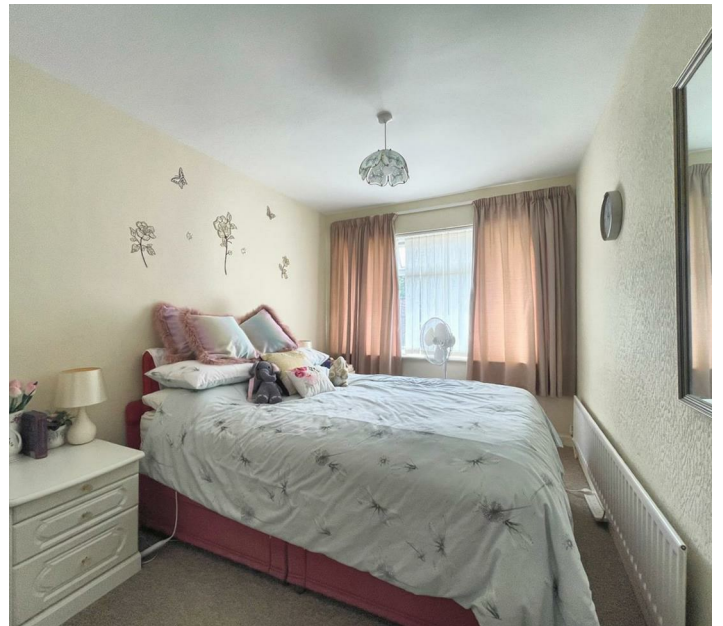
Facing South, enclosed by fencing and laid to patio, outside tap, door to conservatory, gate to rear parking and garage.

Garage & Parking

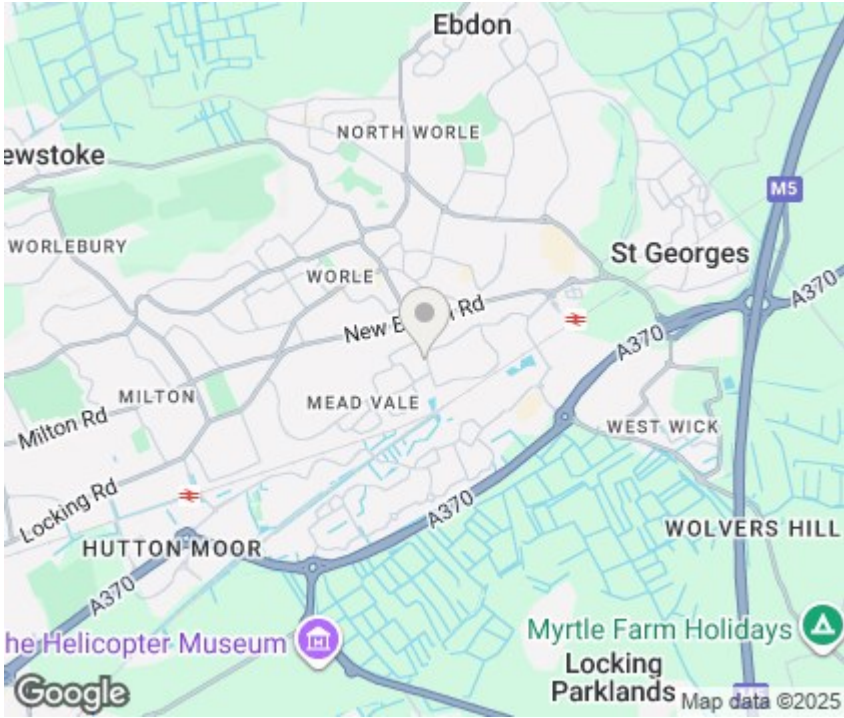
Up and over door, lights and power, parking space for one car.

Front

Enclosed by fence, laid to decorative gravel with mature shrub borders.







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	69	83
(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	

Ground Floor

