



22 Wayside, Worle, Weston Super Mare, BS22 9BL

£325,000

- Well Presented Semi Detached House
- Large Lounge/Diner
- Downstairs Shower Room and Separate WC
- Garage and Parking for Several Vehicles
- Three Bedrooms
- Kitchen
- Good Sized Rear Garden with Shed and Workshop
- Worle Hillside

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Rachel J Homes is delighted to market this Well Presented Semi Detached Dorma Style House, situated on a corner plot and ideally situated on Worle Hillside, close to Shops, Schools, Amenities and Transport Links. If you are looking for a lovely sized home with plenty of space inside and out, make sure this on your list to view. The accommodation briefly comprises of Entrance Hall, Kitchen, Lounge/Diner, Downstairs Shower Room, Three Bedrooms, Separate W/C, Front, Side and Rear Gardens, Garage and Driveway for several vehicles. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



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EPC
D

Freehold

Council Tax Band: C



Entrance Porch

Composite entrance door, UPVC double glazed windows to front and side, wall mounted Combi boiler, glass and wooden door to;

Hallway

Understairs storage cupboard, stairs to first floor, engineered oak flooring, doors off.

Lounge/Diner

9.07 by 3.33 (29'9" by 10'11")

UPVC double glazed full length window to front, UPVC double glazed French doors to rear, engineered oak flooring, two radiators, TV point, open feature fireplace with slate hearth.

Kitchen

4.09 by 2.03 (13'5" by 6'7")

UPVC double glazed window to front and side, range of wall and base units with work surfaces over and tiled splashback, stainless steel sink and drainer, space for dishwasher, fridge/freezer and range cooker, archway through to;

Downstairs Shower Room

2.64 by 2.46 (8'7" by 8'0")

UPVC double glazed window to rear, double walk in shower cubicle with hot water mixer shower, low level W/C, wash hand basin set into vanity unit, heated towel rail, space for washing machine.

Stairs to First Floor Landing

UPVC double glazed window to side, access to loft, ventilation system, built in bookcases, doors off.

Bedroom One

3.78 by 3.40 (12'4" by 11'1")

UPVC double glazed window to front, radiator, built in wardrobes, TV point.

Bedroom Two

2.97 by 2.77 excluding wardrobes (9'8" by 9'1" excluding wardrobes)

UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom Three

3.25 by 2.44 (10'7" by 8'0")

UPVC double glazed window to side, radiator, eaves storage.

Separate W/C

UPVC double glazed window to rear, low level W/C, wash hand basin, part tiled walls.

Front Garden

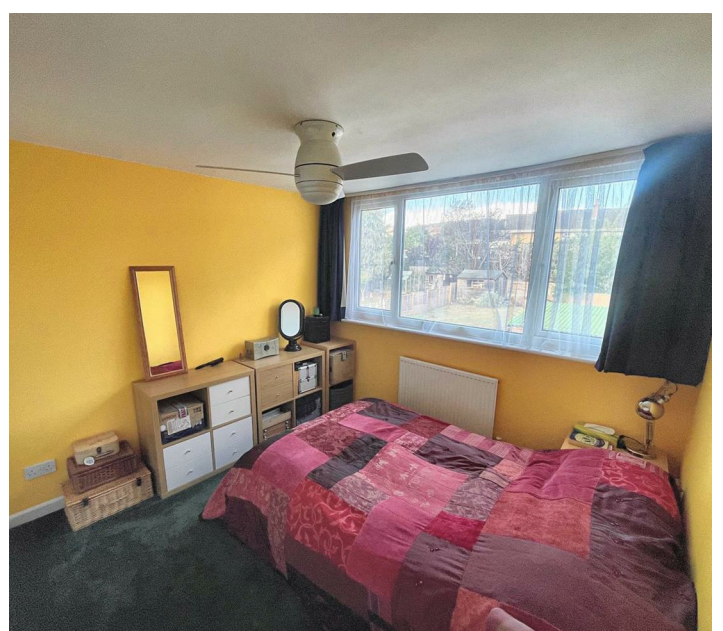
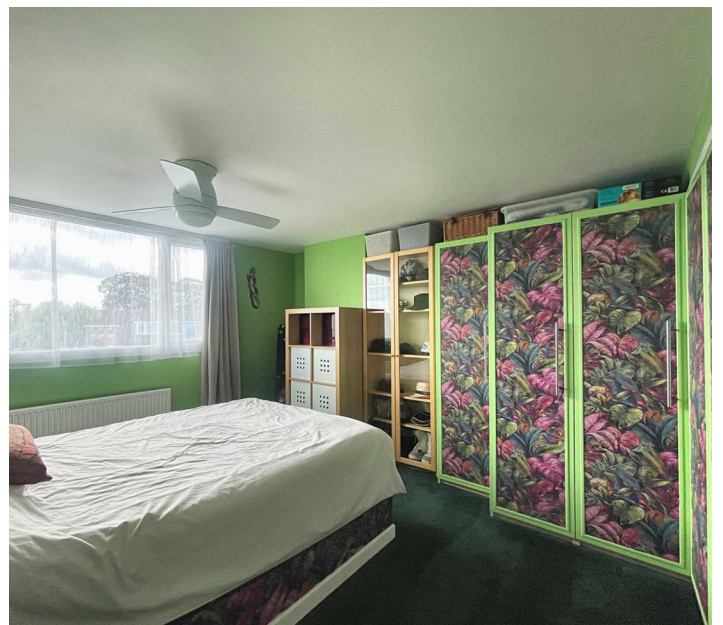
Open plan with various mature shrubs, trees and flowers.

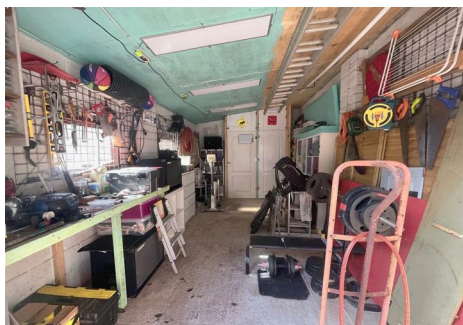
Rear Garden

Enclosed by fence and hedge, laid to attractive shingle, part area block paved, vegetable/flower borders, mature shrubs and flowers, side access gate, two outside taps, wooden shed which measures 3mx2.3m, workshop wooden construction with double glazed windows and doors, light and power.

Garage and Driveway

Up and over door, light and power, block paved area for off street parking. Driveway with further parking for at least two cars.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)