

Walford Avenue, Worle, Weston super Mare, BS22 7QT



- **Good Sized Detached House**
- **Four Bedrooms Master with Ensuite**
- **Large Lounge/Dining Area**
- **Study/Dining Room**
- **Kitchen/Breakfast Room**
- **Double Glazing and GCH**
- **Garage & Parking for Cars/Boat/Caravan**
- **EPC D**

£290,000

Rachel J Homes is delighted to market this Great Sized Detached House ideally situated in the popular area of North Worle in the Priory Catchment area. If you are looking for a home that you can put your own stamp on and can house your growing family then make sure this is on your list to view. This would be ideal if you have a boat or caravan, lots of parking!!The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Large Lounge, Large Kitchen/Breakfast Room, Dining Room, Four Bedrooms, Master to Ensuite, Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!

Entrance Hall

UPVC double glazed part-glazed entrance door into hallway - stairs to first floor, consumer unit, doors off.

Downstairs WC

Low level w/c, wash hand basin, radiator, laminate flooring, extractor fan.

Lounge/Dining Room 27' 6" by 10' (8m 38cm by 3m 6cm)

UPVC wood effect bay window to front, UPVC wood effect patio doors to rear, two radiators, gas fire with wood surround and marble hearth doors off;

Kitchen 16' 4" by 9' 11" (4m 97cm by 3m 3cm)

Two UPVC wood effect windows to rear, range of wall and base units, worktop over, gas hob with extractor hood over, gas built under oven, one and a half bowl stainless steel sink drainer with mixer tap over, plumbing for washing machine, space for fridge, laminate flooring, part tiled walls, under stairs storage cupboard, boiler, UPVC part glazed door to garden.

Study/Dining Room 16' 8" by 7' 11" (5m 8cm by 2m 42cm)

UPVC wood effect double glazed window, radiator, laminate flooring.

Landing

Loft access, doors off, cupboard housing water tank.

Bedroom One 11' 5" by 7' 11" (3m 47cm by 2m 41cm)

Wood effect double glazed window to front, radiator, TV point, door to;

En-suite 6' 10" by 5' (2m 8cm by 1m 53cm)

UPVC wood effect double glazed window to rear, shower cubicle, low level w/c, wash hand basin, laminate flooring, part tiled walls.



Bedroom Two 14' 3" by 9' 5" (4m 34cm by 2m 87cm)
Wood effect double glazed window to front, radiator, TV point.

Bedroom Three 10' 2" by 9' 5" (3m 10cm by 2m 88cm)
Wood effect double glazed window to rear, radiator.

Bedroom Four 8' 2" by 6' 9" (2m 49cm by 2m 5cm)
Wood effect double glazed window to front, radiator.

Bathroom 6' 9" by 6' 1" (2m 7cm by 1m 86cm)
Wood effect double glazed window to rear, panelled bath with shower over, low level w/c, pedestal wash hand basin, heated towel rail, part tiled walls.

Front Garden
Laid to ornamental chippings, paved path leading to front door.

Rear Garden
Enclosed by fence, decked area and lawned area, driveway to garage, outside tap.
Garage - Up and over door, power and electric.

Agents Note
All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property. The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



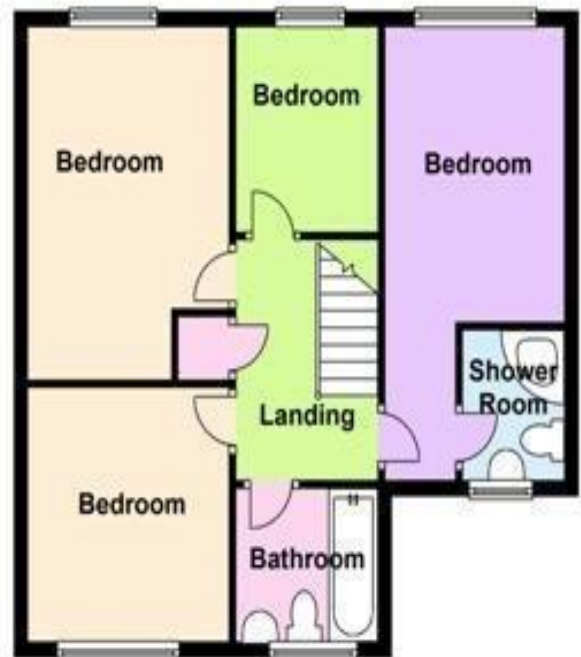
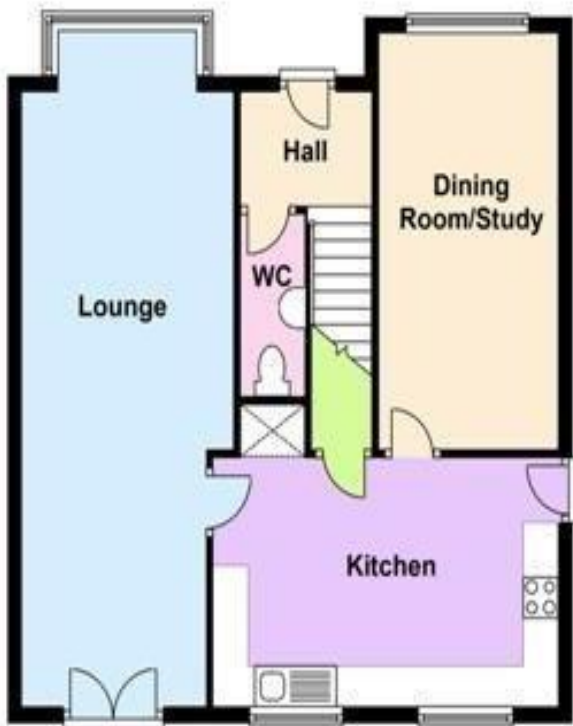




Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92-100 A			92-100 A
81-91 B			81-91 B
69-80 C			69-80 C
55-68 D			55-68 D
39-54 E			39-54 E
21-38 F			21-38 F
1-20 G			1-20 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Ground Floor

First Floor



Whilst every effort is made to create an exact duplicate plan of the property, the floorplan should only be used as a guide and for no other purpose.
Plan produced using The Mobile Agent.