



**36 Mendip Avenue, Worle, Weston-super-Mare, North Somerset, BS22 6HW**

**£275,000**

- Semi Detached House
- Lounge
- Double Glazed & GCH
- Garage & Driveway
- Three Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Close To Worle High Street

# 36 Mendip Avenue, Weston-super-Mare BS22 6HW

Rachel J Homes is delighted to market this well presented semi detached house ideally situated close to Worle High Street with easy access to shops, schools, amenities and transport links via M5, rail and bus routes. If you are looking for a home in a convenient location and one that you could "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Three Bedrooms, Bathroom, Front and Rear Gardens, Garage and Driveway for at least two cars. Added benefits of this lovely home include double glazing, gas central heating and the vendor has found an onward property. Accompanied viewings - CALL NOW!!



EPC  
C

Council Tax Band: C



## **Hallway**

Composite entrance door, radiator, stairs to the first floor, door to;

## **Lounge**

**4.85 by 3.63 (15'10" by 11'10" )**

Upvc Double glazed window to front, two radiators, under the stairs storage cupboard, TV point, door to;

## **Kitchen / Dining Room**

**4.65 x 4.63 (15'3" x 15'2")**

Upvc Double glazed windows and French doors to rear, range of wall and base units with worksurface over and tiled splashback, five ring gas hob with extractor over, eye level double electric oven and grill, two radiators, space for washing machine, dishwasher and fridge freezer.

## **Landing**

Access to loft, storage cupboard, doors off to all rooms.

## **Bedroom One**

**3.96 by 2.84 (12'11" by 9'3" )**

Upvc Double glazed window to front, radiator.

## **Bedroom Two**

**3.25 by 2.79 (10'7" by 9'1" )**

Upvc Double glazed window to rear, radiator.

## **Bedroom Three**

**2.41 by 1.73 (7'10" by 5'8" )**

Upvc Double glazed window to front, radiator.

## **Bathroom**

**1.80 by 1.80 (5'10" by 5'10" )**

Upvc Double glazed window to rear, panel bath with double sunflower hot water mixer shower over, wash hand basin and low-level W/C set into vanity unit, heated towel rail, part tiled walls.

## **Rear Garden**

Facing South, enclosed by fencing with an area, laid to lawn and patio area, personal door to garage, outside tap and electric socket, side access gate.

## **Garage and Driveway**

Roller electric door, power and light, driveway providing parking for several cars.

## **Additional Information**

Please note this property is being sold by a staff member who works for Rachel J Homes.







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	