



22 Orchard Close

Worle, BS22 6PL

Price £289,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Well proportioned two bedroom semi detached bungalow situated in a sought after cul-de-sac location within a short walk of Worle High Street.

Entrance porch\* entrance hall\* good sized lounge\* kitchen/breakfast room\* two double bedrooms\* shower room\* upvc double glazed windows\* gas central heating\* off street parking\* attractive enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

10'6" x 3'6" (3.21 x 1.08)

Upvc double glazed construction with door to the:

### Entrance Hall

Access to roof space.

### Lounge

15'4" x 11'6" (4.69 x 3.51)

Feature fire surround, television point, upvc double glazed window to the front.

### Kitchen/Breakfast Room

12'6" x 12'1" maximum (3.82 x 3.70 maximum)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas cooker point, space for fridge and freezer, plumbing and space for washing machine, two upvc double glazed windows to the front and upvc double glazed obscured door to the rear.

### Bedroom 1

16'0" x 11'5" (4.90 x 3.48)

Two built in wardrobes/storage cupboard with gas combination boiler supplying domestic hot water and radiators.

Two upvc double glazed windows to the rear.

### Bedroom 2

10'8" plus door recess x 10'6" (3.27 plus door recess x 3.21)

Upvc double glazed window to the rear.

### Shower Room

7'3" x 6'10" (2.21 x 2.09)

Comprising large shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled walls, storage cupboard with built in shelving, upvc double glazed obscured window to the side.

### Outside

To the front of the property is a boundary wall with garden area laid for ease of maintenance.

Driveway offering off street parking.

### Rear Garden

Attractive enclosed rear garden with patio area, lawn area.

Garden shed and block built store.

Outside tap.

### Description

This attractive semi detached bungalow is situated in a cul-de-sac location within a short level walk of Worle High Street with an abundance of amenities and facilities.

# PROPERTY DESCRIPTION

The property briefly comprises entrance porch, entrance hall, good sized lounge, kitchen/breakfast room, two double bedrooms and shower room. There is gas central heating with a combination boiler, upvc double glazed windows, off street parking and attractive enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

## **Material Information**

Additional information not previously mentioned

Council Tax Band-C

EPC-C

- Mains electric, gas and water
- Gas central heating
- Water is not metered
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

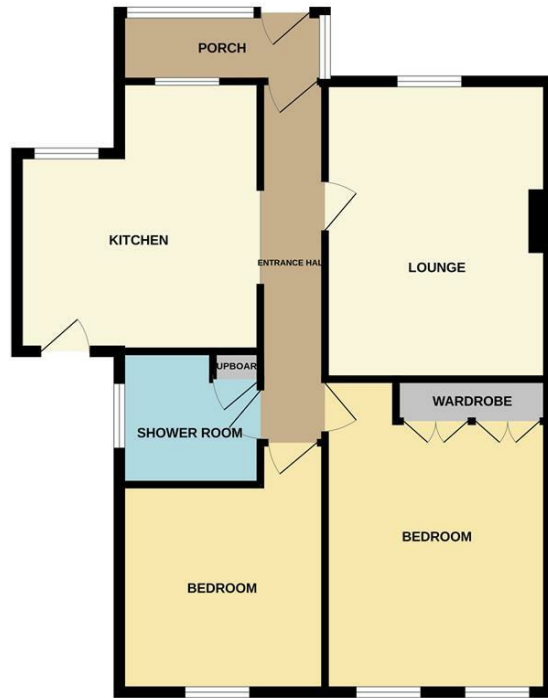
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



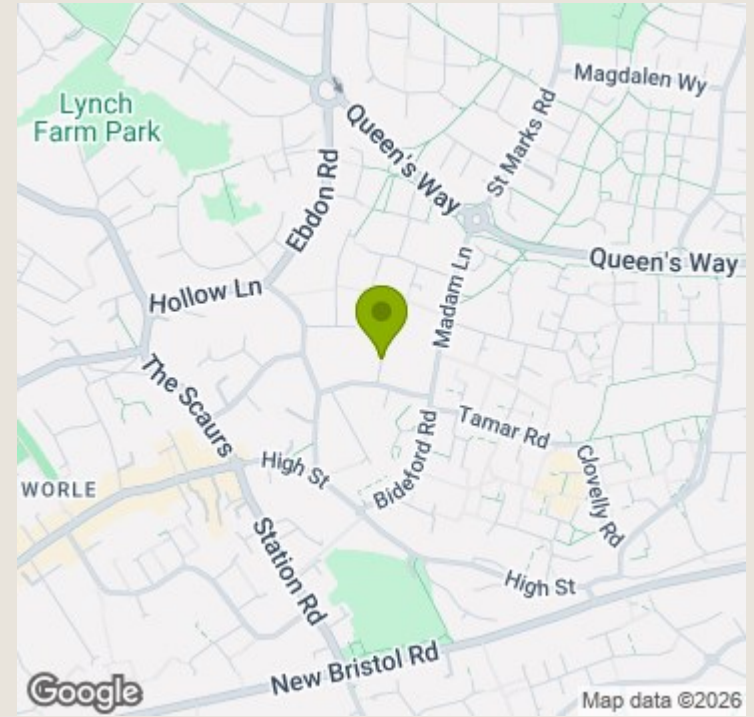




22 ORCHARD CLOSE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

