

**Spring Hill, Worle, Weston-super-Mare, BS22 9BB**



- **Victorian Semi Detached House**
- **Two Receptions**
- **Double Glazed & GCH**
- **Parking for Two Cars**
- **Two Double Bedrooms**
- **Kitchen & Utility**
- **Quirky, Charm and Character**
- **EPC E**

**£245,000**

Rachel J Homes is delighted to market this Well Presented Older Style Semi Detached House ideally situated on Worle Hillside and close to Shops, Schools, Amenities and Transport Links. If you are looking for a home that can offer Quirky Charm and Character make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Two Double Bedrooms, Bathroom, Front and Rear Courtyard Garden, Parking for Two Cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW - BE QUICK!!

### Entrance Hall

UPVC double glazed door, under stair cupboard, wall mounted boiler

**Lounge** 15' 3" by 9' 1" (4m 65cm by 2m 77cm), UPVC double glazed window to front, radiator, TV point, wood flooring, feature open fireplace.

**Dining Room** 12' 2" by 9' 7" (3m 71cm by 2m 92cm), () UPVC double glazed window to the front of the property, radiator, wood flooring, open fireplace.

**Kitchen** 11' 7" by 4' 2" (3m 53cm by 1m 27cm), UPVC double glazed window to rear, range of wall and floor units with work surfaces over, single drainer sink unit, gas cooker point, radiator, door to

**Utility Room** 7' 1" by 4' 5" (2m 16cm by 1m 35cm) Door to rear, plumbing for automatic washing machine, space for Fridge/Freezer

### Stairs to First Floor

UPVC double glazed window to side, access to loft which has a ladder, is boarded and two velux windows, doors off

**Bedroom One** 14' 10" by 9' 2" (4m 52cm by 2m 79cm), () UPVC double glazed bay window to front with views across Weston super Mare, built in wardrobes, radiator

**Bedroom Two** 12' 3" by 9' 3" (3m 73cm by 2m 82cm), () UPVC double glazed window to front with views across Weston super Mare, radiator

### Bathroom

Double aspect, two UPVC double glazed windows to rear, UPVC double glazed window to side, suite comprises of panel bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator



### Front Garden

Area laid to lawn, block paved area providing parking to two cars, side access to the property.

### Rear Garden

Enclosed by walling, low maintenance paved courtyard garden, summerhouse and shed, outside tap

### 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		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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		44	45	(39-54) E		38	38
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



# Ground Floor



# First Floor

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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