



**Flat 6, 79 Church Road, Worle, Weston-Super-Mare, BS22 9DP**

**£175,000**

- Well Presented First Floor Flat
- Lounge with Balcony and Views
- Bathroom
- Garage & Parking
- Two Bedrooms
- Kitchen/Diner
- Double Glazed & GCH
- No Chain



# 79 Church Road, Weston-Super-Mare BS22 9DP

Rachel J Homes is delighted to market this First Floor Flat ideally situated on Worle Hillside close to shops, schools, amenities and bus routes. A lovely home for someone with views. The accommodation briefly comprises of Communal Entrance, Hallway, Lounge with access to balcony, Kitchen/Diner, Two Bedrooms, Bathroom, Garage with Parking and Communal Gardens. Added benefits of this super home include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW.



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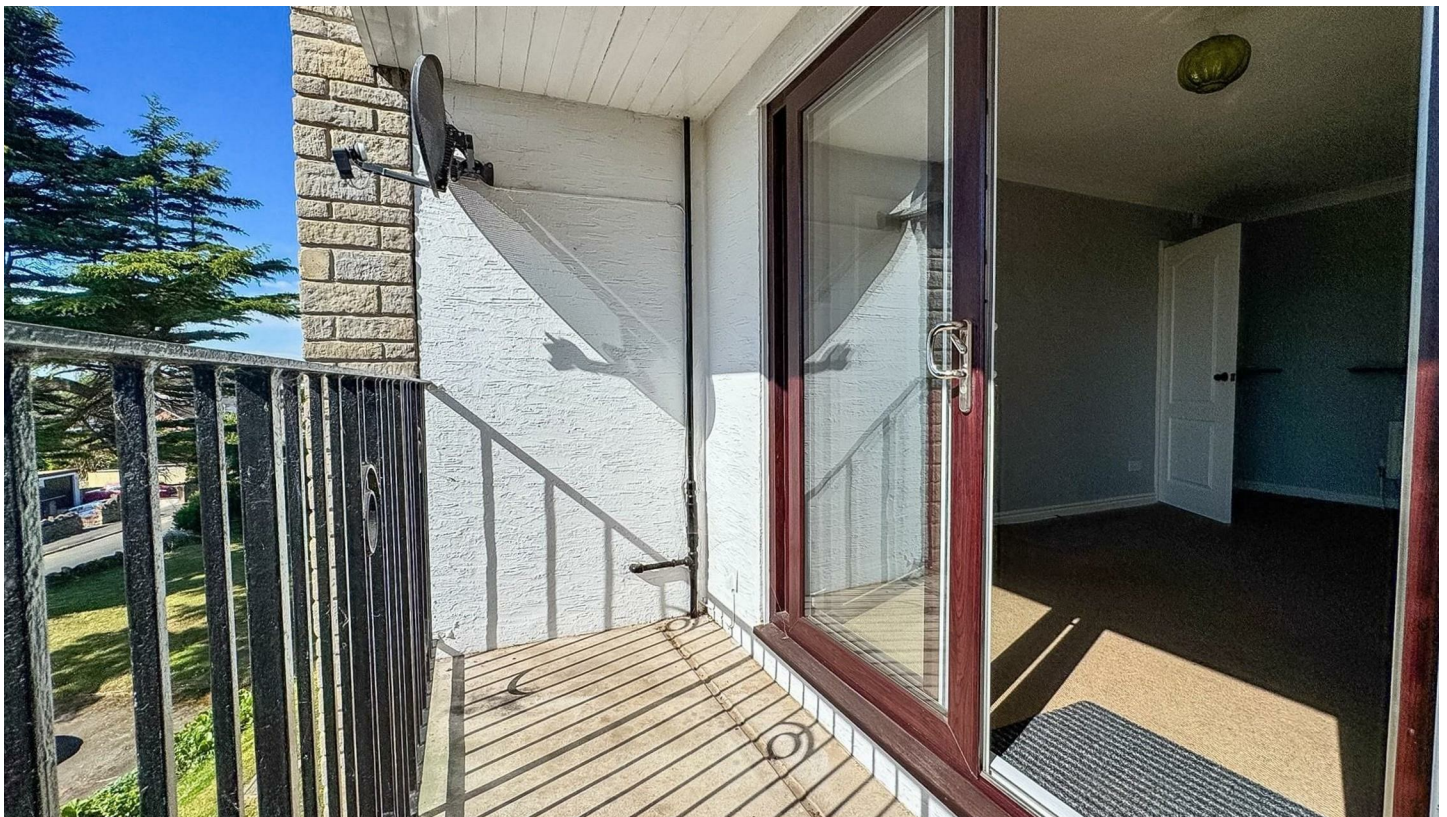
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EPC  
C

Leasehold

Council Tax Band: B



### **Communal Entrance**

Security entry buzzer system, stairs to all flats, wood and glass door to inner porch, wooden entrance door to;

### **Entrance Hallway**

Security entry phone, radiator, consumer unit, large storage cupboard with radiator, doors off to all rooms.

### **Lounge**

**4.72 x 3.30 (15'5" x 10'9")**

Upvc Double glazed patio doors to balcony with views, radiator, T.V point, heating thermostat, door to;

### **Kitchen / Diner**

**4.80 x 2.08 (15'8" x 6'9")**

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over and electric oven under, one and a half bowl stainless steel sink and drainer, Worcester wall mounted boiler, space for washing machine, tumble dryer and fridge freezer, radiator.

### **Bedroom One**

**4.37 x 2.97 (14'4" x 9'8")**

Upvc Double glazed window to rear, radiator.

### **Bedroom Two**

**3.35 x 2.26 (10'11" x 7'4")**

Upvc Double glazed window to rear, radiator.

### **Bathroom**

**2.34 x 1.75 (7'8" x 5'8")**

Upvc Double glazed window to side, panelled bath with shower over, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls.

### **Garage**

Double doors, parking in front.

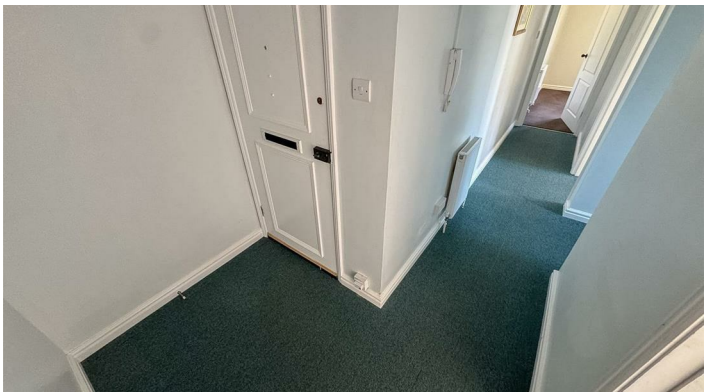
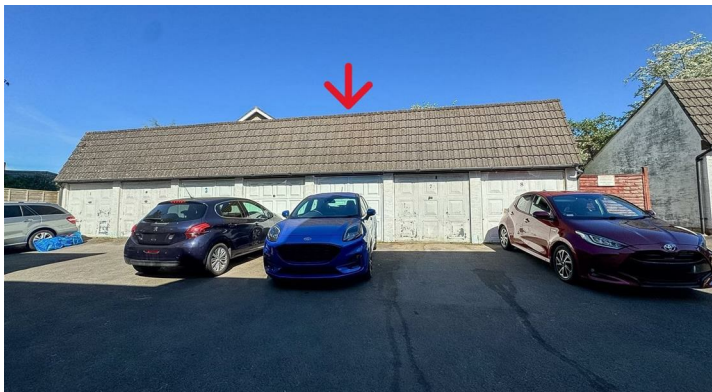
### **Communal Gardens**

Enclosed by wall and fence, laid to lawn with mature trees and shrubs, various seating areas.













### Viewings

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

### EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Approx. Gross Area 680 Sq.Ft - 63.2 Sq.M



For illustrative purposes only. Not to scale. ID 516383

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision Ltd