



Rachel J Homes

Estate Agents

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GREENACRE, WORLEBURY, WESTON SUPER MARE, BS22 9SL



- Well Presented Extended Semi Detached House
- Large Lounge
- Double Glazed and GCH
- Garage and Driveway
- Four Bedrooms plus Dressing Room
- Large Kitchen/Diner
- Large Rear Garden
- EPC D

£400,000

Rachel J Homes is delighted to market this Extended Well Presented Semi Detached House ideally situated in the popular area of Worlebury, close to the Golf Course, Woods and Primary School. If you are looking for a home that can offer versatile and spacious accommodation, make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs WC, Lounge, Kitchen Diner, Four Bedrooms plus Dressing Room/Office, Bathroom, Front and Large Rear Garden, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!

Entrance Porch and Hallway

Double glazed sliding doors into Porch, UPVC Double glazed front door and side window, radiator, laminate floor, doors off, stairs to first floor.

Downstairs WC

UPVC Double glazed window to side, low level W/C set into vanity unit, wash hand basin, laminate floor.

Lounge 21' 3" by 14' 10" (6m 47cm by 4m 52cm)

Double aspect UPVC Double glazed windows to front and rear, feature fireplace with oak mantle and slate hearth, two radiators, TV point.

Kitchen/Diner 32' 3" by 8' (9m 83cm by 2m 43cm)

Kitchen Area 16' 2" by 8' (4m 93cm by 2m 43cm)

UPVC Double glazed windows to side and rear, UPVC door to rear, range of wall and floor units with work surfaces over and tiled splash-back, one and half bowl stainless steel sink and drainer, eye level electric oven and grill, electric hob with extractor over, space for washing machine, dish washer and under counter fridge, radiator, laminate floor, door to garage.

Dining Area

UPVC Double glazed window to side, understair storage cupboard, radiator.

Stairs to First Floor Landing

Storage cupboard housing Combi boiler, loft access, doors off.

Dressing Room/Office 15' 4" by 8' 1" (4m 68cm by 2m 47cm)

UPVC Double glazed window to front, loft hatch, radiator, door to;

Bedroom One 17' by 9' 5" (5m 17cm by 2m 88cm)

UPVC Double glazed window to rear, radiator.



Bedroom Two 13' 5" by 11' 8" (4m 10cm by 3m 56cm)

UPVC Double glazed window to front, radiator.

Bedroom Three 13' 5" by 11' 3" at Widest (4m 9cm by 3m 42cm)

UPVC Double glazed window to front, radiator.

Bedroom Four 11' 6" by 7' 10" at Widest (3m 50cm by 2m 40cm)

UPVC Double glazed window to rear, radiator.

Bathroom 11' 11" by 8' 8" (3m 64cm by 2m 63cm)

UPVC Double glazed window to side, panel bath with hot water mixer shower, low level W/C set into vanity unit, walk in shower cubicle with hot water mixer shower, wash hand basin set into vanity unit, heated towel rail, laminate floor, part tiled walls.

Rear Garden

Enclosed by fence, laid mainly to lawn with mature shrubs and trees, patio area, side access, personal door to garage.

Front

Enclosed by low wall and laid to lawn with decorative gravel and mature trees, driveway with parking for two cars.

Garage

Up and over door, light and power, UPVC Double glazed door and window to rear, two windows to side.

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.

Additional Information

Council Tax Band E - Approx. £2549.79









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)