



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

GARDEN CLOSE, WORLE, WESTON SUPER MARE, BS22 6TW



- Quirky Detached Cottage
- Three/Four Bedrooms
- Kitchen and Utility
- Off Road Parking
- Versatile Accommodation
- Two/ Three Reception Rooms
- Double Glazing and GCH
- EPC D

£360,000

Rachel J Homes is thrilled to market this Detached Cottage close to Worle High Street, Shops, Schools and Amenities. If you are looking for somewhere that can offer versatile accommodation, is quirky and offers character then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Dining Room, Kitchen and Utility Room, Further Reception / Bedroom Four, Three Double Bedrooms and Bathroom on the first floor. Outside there is a courtyard garden to one side giving access to the parking area and a further low maintenance garden to the rear. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!

Lounge 26' 1" by 11' 1" (7m 95cm by 3m 38cm)

UPVC Double glazed entrance door, dual aspect UPVC Double glazed windows to front and side, log burner, two radiators, T.V point, hardwood flooring, stairs to first floor, door to:

Kitchen 17' 7" by 7' 8" (5m 36cm by 2m 34cm)

Two UPVC Double glazed windows to rear, range of wall and base units with work surface over and tiled splashback, one and half bowl sink and drainer with mixer tap over, electric hob with extractor hood over and electric oven under, space for American style fridge/freezer and washing machine, tiled flooring, archway through to:

Utility 7' 6" by 6' 7" (2m 29cm by 2m 1cm)

UPVC Double glazed window to rear, storage cupboard housing Combi boiler, radiator, tiled flooring. Please note that the current owners have created a window hatch to allow their dogs access into the garden.

Dining Room 11' 6" by 9' 3" (3m 51cm by 2m 82cm)

UPVC Double glazed French doors to rear courtyard, radiator, tiled flooring, door to:

Bedroom Four 9' 3" by 8' 11" (2m 82cm by 2m 72cm)

UPVC Double glazed window to side, radiator.

Stairs to First Floor Landing

Dual aspect UPVC Double glazed windows to front and side, radiator, doors to Bedrooms 1 and 3, steps down to split level landing with storage cupboard, doors to Bedroom 2 and Bathroom.

Bedroom One 11' 3" by 8' 3" (3m 43cm by 2m 51cm)

UPVC Double glazed window to front, built-in wardrobes, feature open fireplace, loft hatch, radiator.

Bedroom Two 11' 6" by 8' 2" (3m 51cm by 2m 49cm)

Dual aspect UPVC Double glazed windows to side and rear, radiator.



Bedroom Three 10' by 8' 3" (3m 5cm by 2m 51cm)

UPVC Double glazed window to front, feature fireplace, radiator.

Bathroom 9' 10" by 7' 10" (3m by 2m 39cm)

Dual aspect UPVC Double glazed window to side and rear, free standing claw bath with taps and shower attachment over, low level W/C, wash hand basin set into vanity unit, tiled splashbacks, fully tiled shower cubicle with hot water mixer shower, tiled flooring, radiator.

Courtyard Garden

Enclosed by wall and fencing, gate giving access to driveway to the side of the property with parking for one vehicle. Opposite the driveway is an owned area which reads 'no parking' and allows this property a turning space. The current owners also use this as a further parking space.

Rear Garden

Enclosed by fencing and wall, steps to artificial lawn and patio area with timber shed and raised planter, gated access.

Front

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

Freehold Property

Council Tax Band D - Approx.£2086.19 Per Annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 765.2 sq. feet



First Floor
Approx. 551.7 sq. feet

