



# Rachel J Homes

Estate Agents

01934 621299  
racheljhomes.co.uk

## DARTMOUTH CLOSE, WORLE, WESTON SUPER MARE, BS22 6LJ



- Well Presented Staggered Terrace House
- Three Bedrooms
- Double Glazing
- Kitchen/Breakfast Room
- Garage & Parking
- South Facing Rear Garden
- EPC D
- No Onward Chain

### £240,000

Rachel J Homes is delighted to market this well presented home which is situated in a great location just off Worle High Street and close to schools, amenities and transport links via Rail, Bus and M5 corridor. If you are looking for a good sized home for your family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Kitchen/Breakfast Room, Lounge, Three Good Sized Bedrooms, Bathroom with Separate WC, Front and South Facing Rear Garden, Garage and Parking. Added benefits include gas central heating and double glazing plus there is no onward chain. Accompanied viewings - CALL NOW to book yours but BE QUICK!!!

### **Entrance Hall**

UPVC Double glazed entrance door, stairs to first floor, doors off, under stairs storage, meters, phone point.

### **Lounge** 14'4" by 10'11" (4m 38cm x 3m 33cm)

UPVC Double glazed Patio doors to garden, t.v point, electric fire set into feature surround, radiator.

### **Kitchen/Diner** 14'4" at widest by 8'4" (4m 37cm x 2m 55cm)

UPVC Double glazed window to front and side, range of wall and base units with work surface over, single stainless steel sink and drainer with mixer tap over, wall mounted combination boiler, space for fridge, plumbing for washing machine and dishwasher, space for gas cooker, extractor hood over, part tiled walls.

### **Utility** 8'5" by 5'10" (2m 57cm x 1m 78cm)

UPVC Double glazed door to garden, space for tumble dryer and fridge freezer.

### **Stairs to first floor landing**

Loft access, doors off.

### **Bedroom 1** 15'0" by 8'8" (4m 57cm x 2m 64cm)

UPVC double glazed window to rear, radiator.

### **Bedroom 2** 13'5" by 8'6" (4m 9cm x 2m 58cm)

UPVC double glazed window to rear, radiator.

### **Bedroom 3** 8'6" by 8'2" (2m 60cm x 2m 49cm)

UPVC double glazed window to front, radiator.

### **Shower Room**

UPVC Double glazed window to front, corner shower cubicle with hot water mixer shower, pedestal wash hand basin part tiled walls.



### **Separate WC**

UPVC Double glazed window to front, low level W/C, fully tiled walls.

### **Front Garden**

Open plan laid to lawn.

### **Rear Garden**

Enclosed by fence and wall, laid to lawn with patio area, shrub borders, side gate giving access to rear parking and garage.

### **Garage**

Located at the rear of the property with up and over door.

### **Agents Note**

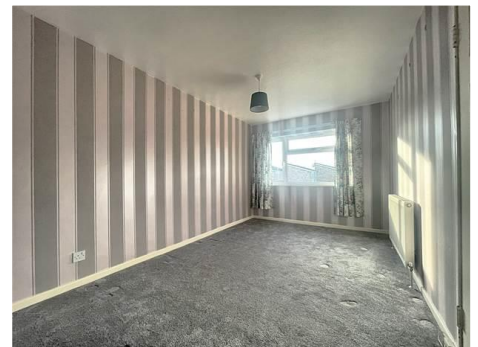
All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are 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 B - Approx.£1622.59 Per Annum





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

### Ground Floor



### First Floor

