



# Rachel J Homes

Estate Agents

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## SOUTHDOWN, WORLE, WESTON SUPER MARE, BS22 6PE



- Detached Three Bedroom Bungalow
- Kitchen and Utility
- Double Glazed and GCH
- No Chain
- L Shaped Lounge/Diner
- Bathroom and En-Suite
- Double Garage & Parking For Several Vehicles
- EPC D

### £425,000

Rachel J Homes is delighted to market this Well Presented Detached Bungalow, ideally situated in North Worle close to shops, amenities and bus routes. If you are looking for a good sized home then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, L Shaped Lounge/ Diner, Kitchen, Utility, Three Bedrooms, Ensuite to Master, Bathroom, Front and Good Sized Rear Garden, Double Garage and Parking for at least two cars. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



### Entrance Porch

UPVC Double glazed entrance door and side panel into porch, UPVC Double glazed door entrance door and side panel into;

### Entrance Hall

Radiator, telephone point, storage cupboard housing Combi boiler, access to loft, doors off.



### Lounge 17' 1" by 12' 9" (5m 21cm by 3m 89cm)

UPVC Double glazed dual aspect windows to front and side, chimney breast with tiled hearth and electric feature fire, coved ceiling, two radiators, archway through to;



### Dining Area 9' 8" by 9' 6" (2m 95cm by 2m 90cm)

UPVC Double glazed window to side, coved ceiling, radiator, door to;



### Kitchen 13' by 9' 8" (3m 96cm by 2m 95cm)

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, one and half bowl sink unit with mixer tap over, eye level oven and grill, electric hob with extractor hood over, space for fridge/freezer, tiled floor, radiator, coved ceiling, wood and glass door to;



### Utility 6' 10" by 6' 8" (2m 8cm by 2m 3cm)

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, tiled floor, stainless steel sink and drainer, space for washing machine, dish washer and tumble dryer, UPVC Double glazed door to;

### Lobby

UPVC Double glazed door to rear, door to front, built-in storage cupboard, sliding door to double garage.

### Bedroom One 13' by 9' 1" (3m 96cm by 2m 77cm)

Upvc Double glazed window to rear garden, built-in wardrobes, overhead storage, chest of drawers and bedside units, radiator, folding door to;



**En-suite** 9' 6" by 3' 3" (2m 90cm by 99cm)

UPVC Double glazed window to rear garden, shower cubicle with hot water mixer shower, wash hand basin set into vanity unit, low level W/C, radiator, fully tiled floor and walls, radiator.

**Bedroom Two** 12' 2" by 9' 6" (3m 71cm by 2m 90cm)

UPVC Double glazed window to front, built-in wardrobes and overhead cupboards, radiator.

**Bedroom Three** 9' 7" by 7' (2m 92cm by 2m 13cm)

UPVC Double glazed window to front, built-in double wardrobe, overhead cupboards and dressing table. radiator, double glazed window.

**Bathroom** 7' 2" by 6' (2m 18cm by 1m 83cm)

UPVC Double glazed window, panel bath with hot water mixer shower and side screen, wash hand basin set into vanity unit, low level W/C, fully tiled floor and walls, radiator.

**Rear Garden**

Enclosed by fencing laid mainly to lawn with mature trees and shrubs, raised patio area, outside tap, garden shed.

**Front Garden**

Laid mainly to stone chippings with mature shrubs.

**Double Garage & Parking** 18' by 15' 6" (5m 49cm by 4m 72cm)

Double width driveway with parking for several vehicles, electric roller door, light and power, dual aspect windows.

**Additional Information**

Freehold Property

Council Tax Band E - Approx £2549.79 Per Annum

**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.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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