



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

SUMMER LANE NORTH, WORLE, WESTON SUPER MARE, BS22 6BB



- Well Presented Detached Dorma Bungalow
- Two Reception Rooms
- Spacious and Versatile
- Garage and Parking for Several Vehicles
- Three Double Bedrooms, Ensuite to Master
- Conservatory
- Separate Annexe
- EPC D

£475,000

Rachel J Homes is thrilled to market this Deceptively Spacious Detached Dorma Bungalow which offers plenty of space inside and out plus there is a self contained annexe, ideal for an income or extended family member. Close to Amenities, Shops, Schools and Transport Links via M5, Rail and Bus Routes. This is a home that offers versatility and must be viewed to fully appreciate. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Three Double Bedrooms, Ensuite to the Master, Family Bathroom plus further Separate WC, Front and Rear Gardens, Garage and Driveway for Several Vehicles. Added benefits of this fantastic home include Double Glazing, Gas Central Heating and the Vendors have found a property which has No Onward Chain. Accompanied viewings - CALL NOW!!



Inner Hallway 20' 10" by 9' (6m 34cm by 2m 75cm), Stairs to first floor, under stair storage cupboard, window to side, 2 radiators, access to all principal rooms. Walk-in Study Area: 8' 1" x 3' 3" (2.47m x 1.01m) with power and light, 2 telephone points.



Downstairs WC

UPVC double glazed window to side, low level WC, wash hand basin, part tiled walls

Lounge 20' 6" by 12' 6" (6m 24cm by 3m 80cm) UPVC double glazed window to front, central feature fireplace with inset log burner, TV point, coved ceiling, two radiators, large sliding patio doors providing access to rear garden.



Kitchen 11' 10" by 9' 5" (3m 61cm by 2m 88cm), () UPVC double glazed window to side, range of wall and floor units with work surface over, one and half bowl sink unit with mixer taps over, double glazed window to side, recess for gas cooker, plumbing and recess for washing machine, recess for tall standing fridge and freezer, room for kitchen table and chairs, radiator, inset ceiling spotlights, open access to Dining Room



Dining Room 12' by 8' (3m 65cm by 2m 43cm), () Radiator, coved ceiling, sliding patio door providing access to Sun Room.

Conservatory 17' 10" by 15' 3" (5m 44cm by 4m 66cm), () Part brick built and part UPVC double glazed with French doors providing access to rear garden, cupboard housing boiler supplying domestic hot water and central heating, power and light, radiator, tiled flooring and polycarbonate roof.



Master Bedroom 14' by 11' 1" (4m 26cm by 3m 38cm) UPVC double glazed walk-in bay window to front, large walk-in built-in double cupboard, radiator.

Ensuite 7' 7" by 4' 10" (2m 32cm by 1m 47cm), ()
UPVC double glazed window to side, fully tiled walk-in shower cubicle, wash hand basin, low level WC, bidet, heated towel rail, inset ceiling spotlights,

Stairs to First Floor

Doors off

Bedroom Two 16' 5" by 9' 9" (5m 1cm by 2m 97cm)
UPVC double glazed bay window to front, coved ceiling, radiator.

Bedroom Three 12' 2" by 10' 4" (3m 72cm by 3m 14cm), ()
UPVC double glazed window to side, built-in wardrobe, further built-in storage cupboard, radiator.

Bathroom 8' 2" by 5' 8" (2m 49cm by 1m 72cm),
UPVC double glazed window to side, panelled bath with mixer taps and shower attachment over, vanity wash hand basin with cupboard under, low level WC, heated towel rail, tiled walls.

Annex Lounge/Diner 18' 8" by 9' 10" (5m 70cm by 3m)
Lounge Area: UPVC double glazed window to side, electric wall mounted heater, telephone and broadband facility, coved ceiling.
Kitchen Area: UPVC double glazed window, range of wall and base units with work surface over, inset stainless steel single drainer sink unit, space for electric cooker, plumbing for automatic washing machine, space for under counter fridge, coved ceiling, inset ceiling spotlights, tiled flooring. Door into:

Annex Bedroom 11' 9" by 8' 6" (3m 58cm by 2m 60cm), ()
UPVC Double glazed window to side, economy digital controlled wall mounted heater, coved ceiling.

Annex Shower Room

UPVC double glazed window to rear, walk-in single cubicle with electric shower over, low level WC, wash hand basin, economy digital controlled wall mounted heated towel rail, coved ceiling, inset ceiling spotlights, tiled flooring,

Garage/ Workshops and Driveway

Double Garage set up as 2 separate Workshops - one measuring 15' 1" x 11' 5" (4.61m x 3.50m) the other 15' 1" x 8' 3" (4.61m x 2.53m) both with double glazed windows to front, power and light.
Block paved driveway providing parking for several vehicles.

Rear Garden

The rear garden consists of a paved patio leading to the main areas of garden laid to stone chippings with flower and shrub borders, apple and pear trees, grape vine. Small fish pond. Enclosed by brick walling and fencing, two feature pergolas. Laid to patio, mature shrubs in the flower border.



Front Garden

Enclosed by walling, area laid to lawn, vegetable area, mature shrubs and trees.

Material Information

Freehold Property

Council Tax Band Main House D ££2189.86 2024 / 2025

Council Tax Band Annexe A £1459.91 2024 / 2025

Mains Electric, Gas, Water and Sewerage

Broadband TBC

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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Annex



Total area: approx. 31.6 sq. metres (340.0 sq. feet)