



**Rachel J Homes**  
*Estate Agents*

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**TORMYNTON ROAD, WORLE,  
WESTON SUPER MARE, BS22 9HT**



- Semi Detached Bungalow • Two Bedrooms
- Large Lounge
- Dining Room/Conservatory
- Lovely Front and Rear Gardens
- Kitchen
- Double Glazed and GCH
- EPC C

**£275,000**

Rachel J Homes is delighted to market this Semi Detached Bungalow which is situated on Worle Hillside enjoying a slightly elevated position but still close to amenities, shops and transport links. If you are looking for somewhere to put your own stamp on then make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Porch, Entrance Hall, Large Lounge, Kitchen, Dining/Conservatory, Two Bedrooms, Shower Room, Front and Rear Gardens, Parking for Several Cars. Added benefits included double glazing and gas central heating. Accompanied viewings - CALL NOW!!!

#### **Entrance Porch**

UPVC double glazed door, internal glazed door, meter cupboard, tiled floor, into

#### **Entrance Hall**

Access to loft, doors off

#### **Lounge** 18' 10" by 12' 4" (5m 73cm by 3m 75cm)

UPVC double glazed window to front, radiator, feature fireplace with marble effect mantle and hearth, TV point.

#### **Kitchen/Diner** 10' by 9' 11" (3m 6cm by 3m 1cm)

UPVC double glazed window to side, range of wall and floor units with work surfaces over, one and half bowl stainless steel sink unit, eye level oven, space for fridge/freezer, integral dishwasher, induction hob, radiator, tiled floor, archway to

#### **Conservatory/Dining Area**

#### **Conservatory** 12' 2" by 10' 5" (3m 71cm by 3m 18cm)

Part UPVC double glazed and brick built, polycarbonate roof, UPVC double glazed French Doors to rear.

#### **Bedroom One** 14' 2" by 11' 3" (4m 33cm by 3m 44cm)

UPVC double glazed window to rear, radiator, built in wardrobe/cupboard

#### **Bedroom Two** 9' 7" by 8' 10" (2m 93cm by 2m 70cm) at widest

UPVC double glazed window to front and side, door to low level WC, wash hand basin.

#### **Shower Room** 6' 5" by 5' 7" (1m 95cm by 1m 70cm)

UPVC double glazed window to side, suite comprises of low level WC, pedestal wash hand basin, double walk in shower cubicle with electric shower, heated towel rail, part tiled walls, tiled floor





### Front Garden

Mainly laid to lawn with mature shrubs and trees, block paved driveway and parking for 4/5 cars.

### Secluded Rear Garden

Enclosed by fencing, mainly laid to lawn, mature shrub borders, side access

### Additional Information

Council Tax Band C £1854.39 2023/24

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

# Ground Floor



Total area: approx. 75.0 sq. metres (807.6 sq. feet)