



# Rachel J Homes

*Estate Agents*

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## HIGH STREET, WORLE, WESTON SUPER MARE, BS22 6ED



- Beautifully Presented Semi Detached House
- Two Reception Rooms
- Work Room
- Double Glazed and GCH
- Three Bedrooms
- Kitchen/Breakfast Room
- Off Street Parking
- EPC D

### £315,000

155 High Street, Worle, Weston super Mare, North Somerset, BS22 6HQ

Rachel J Homes is thrilled to market this Beautifully Presented 1930's Semi Detached House, conveniently situated on Worle High Street, close to Shops, Schools, Amenities and Transport Links. If you are looking for a home that has character and charm and one that you can "just move in" make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Bathroom, Work Room (currently being used for a dog grooming business), further Storage Area/Utility, Front and Rear Gardens and Parking at the Rear. Added benefits of this super home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!



### Entrance Hall

Composite entrance door and UPVC Double glazed side panels, under stairs storage cupboard with UPVC double glazed window to side and light, stairs to first floor, doors off.



### Lounge 12' 6" by 11' 2" (3m 81cm by 3m 40cm)

UPVC Double glazed bay window to front with fitted wooden blinds, picture rail, radiator, living flame gas fire set in feature surround, T.V.point, wooden flooring.



### Dining Room 11' 6" by 9' 4" (3m 51cm by 2m 84cm)

UPVC Double glazed bi-fold doors to rear, picture rail, open fire (currently not in use) radiator, wooden floor.



### Kitchen/Breakfast Room 17' 3" by 7' 5" (5m 26cm by 2m 26cm)

UPVC Double glazed dual aspect windows to front and side, UPVC Double glazed door to rear, range of wall and base units with work surface over and tiled splash back, eye level electric oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, integrated fridge freezer, space for washing machine and tumble dryer.

### Stairs to First Floor Landing

UPVC Double glazed window to side, access to loft, doors off.

### Bedroom One 12' 5" by 10' 5" (3m 78cm by 3m 18cm)

UPVC Double glazed bay window to front, picture rail, bedside wall lights, wooden flooring.

### Bedroom Two 11' 8" by 9' 5" (3m 56cm by 2m 87cm)

UPVC Double glazed window to rear, radiator, wooden flooring.

### Bedroom Three 7' 11" by 7' 5" (2m 41cm by 2m 26cm)

UPVC Double glazed window to rear, radiator, cupboard housing boiler.



**Bathroom** 6' 8" by 6' 2" (2m 3cm by 1m 88cm)

UPVC Double glazed window to front, panel bath with electric shower over, pedestal wash hand basin, low level W/C, heated towel rail, part tiled walls.

**Rear Garden**

Enclosed by wall and fencing, laid to lawn with decorative gravel and deck area, gate to parking, personal door to storage.

**Store/Utility** 11' 5" by 10' 11" (3m 48cm by 3m 33cm)

UPVC Double glazed window, wooden door, light and power, plumbing for washing machine and W/C, door to;

**Work Room** 10' 11" by 10' (3m 33cm by 3m 5cm)

Currently being used as a dog grooming business.

UPVC Double glazed door and window, light and power, electric shower and tray, part tiled walls.

**Front Garden**

Laid to decorative gravel with mature trees and shrubs

**Off-Road Parking**

Access is via a shared driveway on Annandale Avenue, laid to gravel with parking for one car.

**Additional Information**

Freehold Property

Council Tax Band C Approx.£1854.39 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.









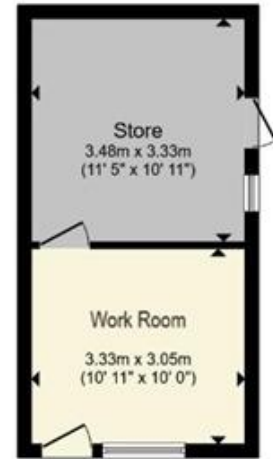
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**



**Converted Garage**

Total floor area 104.4 m<sup>2</sup> (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)