



# Rachel Homes

*Estate Agents*

01934 621299  
rachelhomes.co.uk

## **BLACKBERRY DRIVE, WORLE, WESTON SUPER MARE, BS22 6RU**



- **Extended End Terrace House**
- **Lounge/Diner**
- **Bathroom and En-Suite**
- **Garage & Parking For Several Vehicles**
- **Four Bedrooms**
- **Kitchen**
- **Low Maintenance Rear Garden**
- **EPC C**

## **£318,000**

Rachel J Homes is delighted to market this Extended Well Presented End Terrace House ideally situated in Worle giving easy access to Schools, Transport Links via Bus, Rail and M5 corridor, Amenities and Shops. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge/Diner, Kitchen, Four Bedrooms, Ensuite, Bathroom, Low Maintenance Rear Garden, Garage and Parking for Several Cars. Added benefits of this super home include double glazing and gas central heating, This one is a must view! Accompanied viewings - CALL NOW!!!

### **Entrance Porch**

uPVC Double glazed window to front, wooden floor, storage cupboard housing meters, double glazed sliding doors into;

### **Entrance Hall**

Wooden flooring, radiator, consumer unit, understairs storage cupboard, storage cupboard, stairs to first floor, doors off.

### **Lounge** 18' 4" by 8' 8" (5m 59cm by 2m 64cm)

uPVC Double glazed Window to front, two radiators, T.V. point, wooden flooring, arch through to;

### **Dining Room** 11' by 8' 8" (3m 35cm by 2m 64cm)

uPVC Double glazed patio doors to rear garden, wooden flooring, radiator, archway through to;

### **Kitchen** 14' 3" by 8' 9" (4m 35cm by 2m 67cm)

uPVC Double glazed door to rear garden, range of wall and base units with work surface over and tiled splash back, sink and drainer with mixer tap over, inset gas hob, eye level oven and grill, space for under counter fridge, freezer and dishwasher, under counter lights, LED kick board lights, radiator, tiled flooring, personal door to garage.

### **Stairs to First Floor Landing**

Storage cupboard with radiator, loft hatch, doors off.

### **Bedroom One** 13' 2" by 10' 2" (4m 2cm by 3m 11cm)

uPVC Double glazed window to front, radiator.

### **Bedroom Two** 13' 11" by 7' 3" (4m 23cm by 2m 20cm)

uPVC Double glazed window to front, radiator, loft hatch, door to;

### **En-suite**

uPVC Double glazed window to rear, shower cubicle with hot water mixer shower, low level W/C, pedestal wash hand basin, radiator, tiled flooring, part tiled walls.



**Bedroom Three** 10' 7" by 9' 2" (3m 22cm by 2m 79cm)  
uPVC Double glazed window to rear, wooden flooring, radiator.

**Bedroom Four** 8' 8" by 7' 6" (2m 64cm by 2m 28cm)  
uPVC Double glazed window to front, radiator, over stairs storage.

**Bathroom** 8' 3" by 5' 6" (2m 52cm by 1m 67cm)  
uPVC Double glazed window to rear, heated towel rail, panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, fully tiled walls and floor.

### **Rear Garden**

Enclosed by fence, laid mainly to lawn with patio area and decorative gravel, side gate, outside tap, storage area.

### **Front**

Laid to block paving with parking for several vehicles.

### **Garage**

Up & over door, wall mounted boiler, light and power, space for washing machine and tumble dryer.

### **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**

Council Tax Band C - Approx.£1854.39 Per Annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 666 SQ.FT.  
(61.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. 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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