



**65 New Bristol Road, Worle, Weston-super-Mare, North Somerset,  
 BS22 6AJ**

**£275,000**

- Well Presented Semi Detached House
- Lounge
- Good Sized Rear Garden
- No Chain
- Three Bedrooms
- Kitchen/Diner
- Garage and Parking for Several Cars
- Close to Schools, Shops and Transport Links



# 65 New Bristol Road, Weston-super-Mare BS22 6AJ

Rachel J Homes is thrilled to market this Beautifully Presented Semi Detached House ideally situated on the level and a stone's throw from Worle High Street with it's Shops and Amenities, Schools and Transport Links. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, , Three Bedrooms, Bathroom, Rear Garden, Parking and Garage. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



**EPC**  
**D**

**Freehold**

**Council Tax Band: C**



### **Entrance Porch**

UPVC double glazed and brick porch, tiled floor, glass and wood door into;

### **Entrance Hall**

Karndean flooring, radiator, stairs to first floor, doors off.

### **Lounge**

**4.37 by 3.81 (14'4" by 12'5" )**

UPVC double glazed window to front, coved ceiling, radiator, Karndean flooring, door to;

### **Kitchen/Diner**

**6.38 by 3.33 (20'11" by 10'11" )**

Two UPVC double glazed windows to rear, UPVC double glazed door to side, Karndean flooring, radiator, range of wall and base units with worktop over and up tile, composite one and half bowl sink and drainer with mixer tap over, built-in gas hob, built-in double oven, space for fridge freezer, integrated washing machine and dishwasher, storage cupboard.

### **Lean-to**

Storage area housing wall mounted boiler, low level WC, wooden door to rear garden.

### **Stairs to first floor landing**

UPVC double glazed window to side, loft hatch, storage cupboard.

### **Bedroom One**

**3.99 by 3.61 (13'1" by 11'10" )**

UPVC double glazed window to front, radiator, coved ceiling, built-in vanity area.

### **Bedroom Two**

**3.63 by 2.97 (11'10" by 9'8" )**

UPVC double glazed window to rear, coved ceiling, radiator, built-in wardrobe.

### **Bedroom Three**

**2.36 by 2.26 (7'8" by 7'4" )**

UPVC double glazed window to front, radiator.

### **Bathroom**

**2.62 by 1.75 (8'7" by 5'8" )**

UPVC double glazed window to rear, radiator, panelled bath with hot water rain forest mixer shower over, pedestal wash hand basin set into vanity unit, low level WC, fully tiled walls, heated towel rail.

### **Rear Garden**

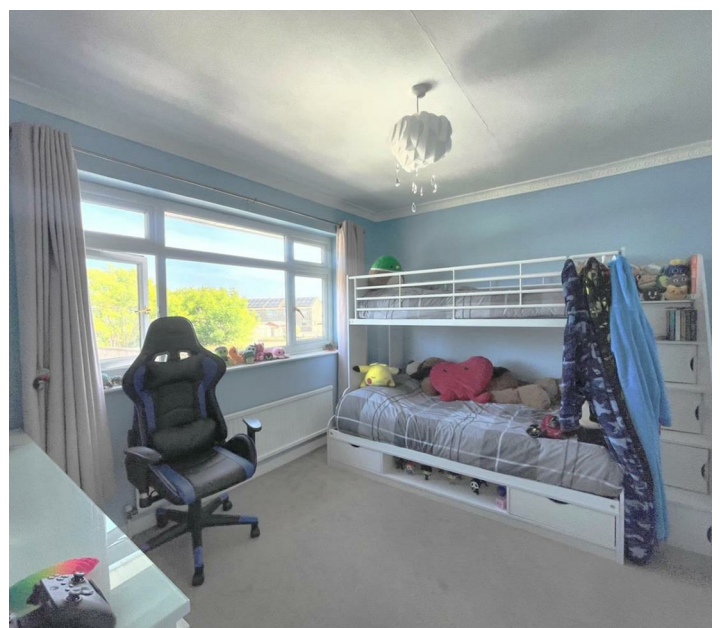
Enclosed by fence and wall laid mainly to artificial grass with decorative gravel, double gates to rear giving access to parking and garage.

### **Garage**

Up and over door.

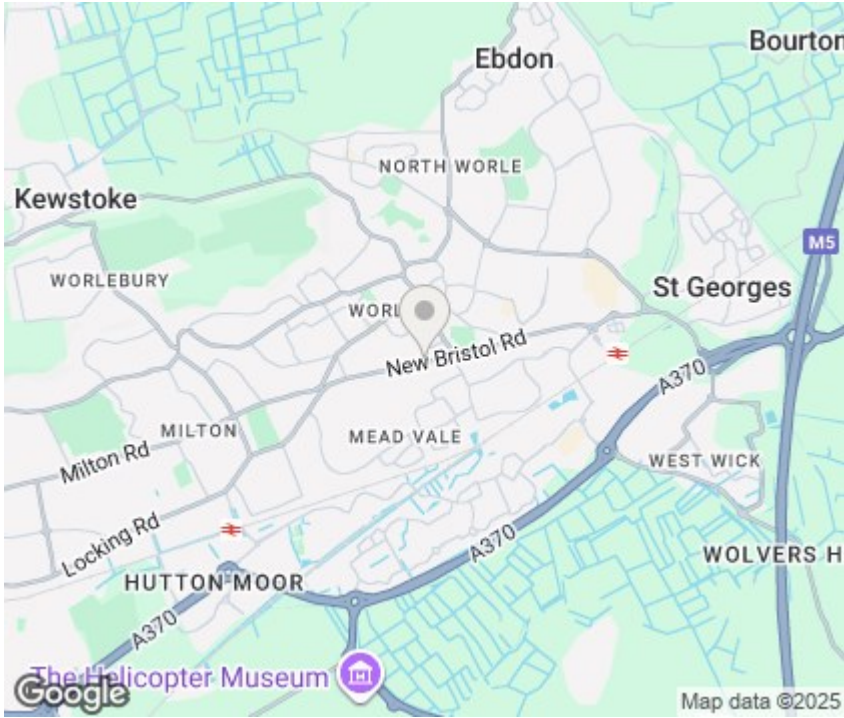
### **Front Garden**

Laid to decorative gravel with parking for several cars, electric car changing.









## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 65 New Bristol Road

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft  
(Including Lean To)



For illustrative purposes only. Not to scale. ID676536  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision