



1 Whittington Drive, Worle, Weston super Mare, BS22 9DG

£295,000

- Two Double Bedrooms
- Conservatory
- Double Glazed and GCH
- EPC C
- Two Reception Rooms
- Shower Room
- Garage and Parking

1 Whittington Drive, Weston super Mare BS22 9DG

Rachel J Homes is thrilled to market this Extended Well Presented and Spacious Semi Detached Bungalow ideally situated on Worle Hillside. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Two Double Bedrooms, Shower Room, Front and South West Facing Rear Garden, Garage and Driveway for several cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: C



Entrance Hall

UPVC Double glazed door, radiator, storage cupboard, loft hatch, laminate flooring, doors off.

Lounge

4.75 by 3.28 (15'7" by 10'9")

UPVC Double glazed bay window to front, coved ceiling, radiator, TV point, telephone point.

Kitchen

3.02 by 2.41 (9'10" by 7'10")

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, integrated eye level electric oven and grill with built-in microwave over, induction hob, space for washing machine, slim line dishwasher and fridge freezer, arch way to;

Dining Room

4.27 by 3.48 (14'0" by 11'5")

UPVC Double glazed French doors to rear garden, UPVC Double glazed window to side, UPVC Double glazed patio doors to conservatory, radiator, laminate flooring, TV point.

Conservatory

3.30 by 2.69 (10'9" by 8'9")

Wood and glass construction, polycarbonate roof, doors to rear garden.

Bedroom One

4.01 by 3.02 (13'1" by 9'10")

UPVC Double glazed window to rear, coved ceiling, laminate floor, two built-in single wardrobes.

Bedroom Two

3.28 by 2.39 (10'9" by 7'10")

UPVC Double glazed window to front, coved ceiling, radiator, laminate flooring.

Shower Room

3.66 by 1.78 (12'0" by 5'10")

Two UPVC Double glazed windows to front and side, part tiled walls, radiator, low level W/C, pedestal wash hand basin, double shower cubicle with electric shower.

Rear Garden

Enclosed by fencing, laid to patio with decorative gravel & Astro-Turf, mature shrubs, personal door to garage, gate giving access to Front.

Garage

Up & over door with light & power,

Front

Laid to decorative gravel with block paved driveway.

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

Freehold tenure

Council Tax Band C - £1946.55 - 2024 / 2025

Mains Electric, Gas, Water and Sewerage

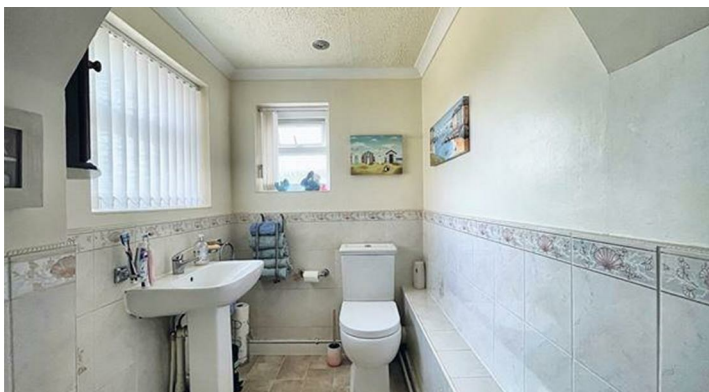
ASDL Copper based phone landline

FFTP Fibre Optic cable to the property

No known issues with mobile signal

No Flooding in the past 5 years







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

