



**17 Bilbie Road, Worle, Weston super Mare, BS22 7QD**

**£220,000**

- Well Presented Terrace House
- Lounge/Diner
- Double Glazed & GCH
- Parking for Two Cars
- Two Bedrooms
- Modern Kitchen
- Large South West Facing Rear Garden
- EPC C



# 17 Bilbie Road, Weston super Mare BS22 7QD

Rachel J Homes is thrilled to market this Terraced House ideally situated in North Worle giving easy access to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for your first home, downsizing or perhaps an investment, make sure this is on your list to view. The well presented accommodation briefly comprises of Entrance into Kitchen, Lounge/Diner, Two Bedrooms, Bathroom, Front and Rear Garden, and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



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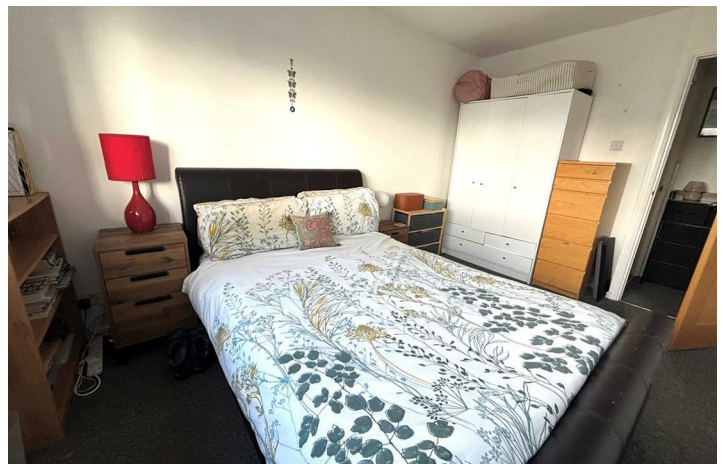
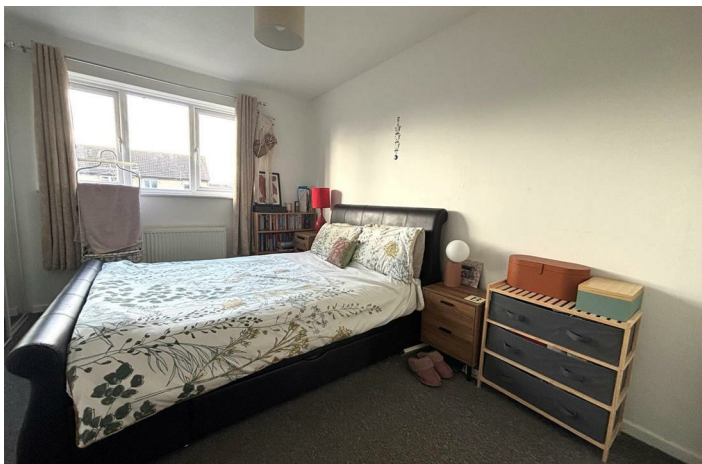
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EPC  
C

Freehold

Council Tax Band: B



**Kitchen**

**3.58 x 2.39 (11'8" x 7'10")**

UPVC double glazed window to front, range of wall and floor units with work surfaces over, built in gas hob with extractor over, electric under counter oven, space and plumbing for automatic washing machine, space for fridge/freezer, wall mounted combination boiler, inset spotlights, radiator, laminate floor, door to

**Lounge/Diner**

**5. x 3.59 (16'4" x 11'9")**

UPVC double glazed sliding patio doors to rear, radiator, TV point, phone point, laminate flooring, stairs to first floor

**Landing**

Access to loft which is insulated and boarded with a ladder,, doors off

**Bedroom One**

**4.21 x 2.64 (13'9" x 8'7")**

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

**Bedroom Two**

**3.22 x 2.06 (10'6" x 6'9")**

UPVC double glazed window to front, radiator

**Bathroom**

**2.30 x 1.47 (7'6" x 4'9")**

UPVC double glazed window to front, white suite comprises of panel bath with electric shower over, low level WC, wash hand basin set into vanity unit, part tiled walls, heated towel rail

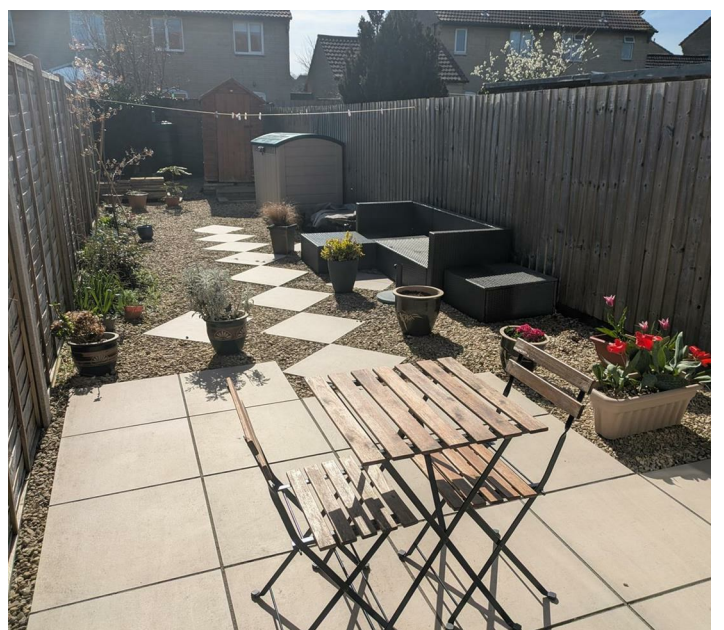
**Front Garden**

Open plan and laid to lawn

**Rear Garden**

Facing South West, enclosed by fencing patio area and area laid to ornamental chippings











## 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) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 sq. feet)