



22 Appletree Court, Worle, Weston super Mare, BS22 6BA

£235,000

- Well Presented Detached House
- Open Plan Living
- Low Maintenance Garden
- Two Allocated Parking Spaces
- Double Bedroom, Bed Two currently Dressing Room
- Bathroom
- Double Glazed and GCH
- EPC C

22 Appletree Court, Weston super Mare BS22 6BA

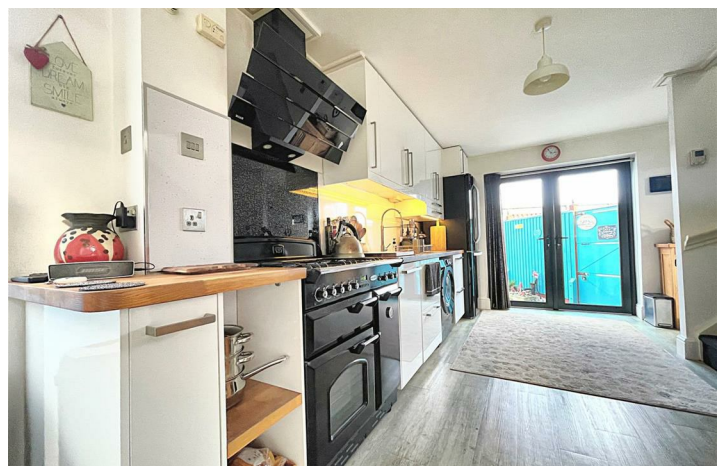
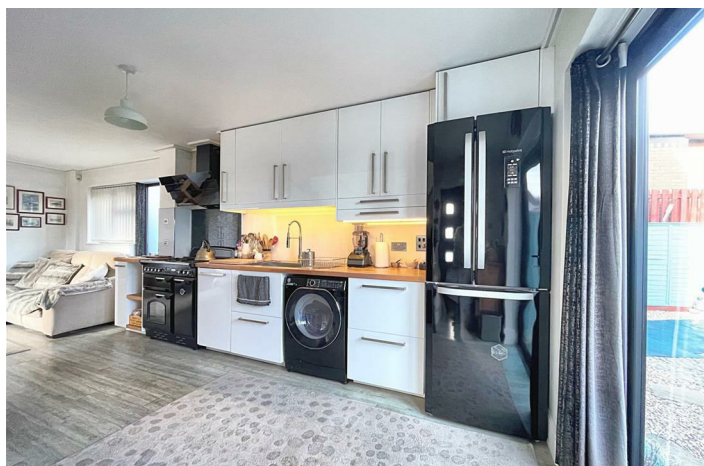
Rachel J Homes is delighted to market this Beautifully Presented Detached House ideally situated in North Worle close to Shops, Schools, Amenities and Transport Links via M5, Rail and Bus Routes. This would be a fantastic first time buy or perhaps you are downsizing? The accommodation briefly comprises of Entrance, Open Plan Living/Dining/Kitchen, Double Bedroom, with the second bedroom currently used as a dressing room which is open plan but could easily be made back into the second bedroom by erecting a stud wall., Bathroom, Front and Rear Garden, Parking for Two Cars. Added benefits of this super home include double glazing, gas central heating plus the vendors have found a potential home with no onward chain. Accompanied viewings - CALL NOW to book yours.



EPC
C

Freehold

Council Tax Band: C



Open Plan Living

7.46 x 3.71 (24'5" x 12'2")

Solid Entrance door, alarm panel, security camera panel, thermostat, Upvc Double glazed full length window to front, Upvc Double glazed frosted window to rear, Upvc Double glazed French doors to rear garden, range of wall and base units with work surface over and panelled splash back, stainless steel sink with extendable mixer tap over, integrated Slimline dishwasher, extractor hood, space for washing machine, and space for fridge freezer. Range Master included. T.V point, wall mounted electric feature fire, service hatch giving access to plumbing and electrics, three radiator's, laminate flooring, stairs to first floor.

Stairs and Landing

Currently open plan to include Bedroom 2, Upvc Double glazed window to the front, vertical feature radiator, loft hatch, doors off.

Bedroom 1

3.07 narrowing to 2.61 x 3.02 (10'0" narrowing to 8'6" x 9'10")

Aluminium Double glazed frosted window to rear, Upvc Double glazed full length window to side, over stairs storage, airing cupboard housing Worcester Bosch Combi boiler, laminate flooring, radiator.

Bedroom 2 - open plan Dressing Room

3.05. x 2.01 (10'0". x 6'7")

Aluminium Double glazed window to front, built in double wardrobe.

Bathroom

1.96 x 1.72 (6'5" x 5'7")

Aluminium Double glazed frosted window to rear, P-Shaped panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, fully tiled walls and floor, heated towel rail.

Front

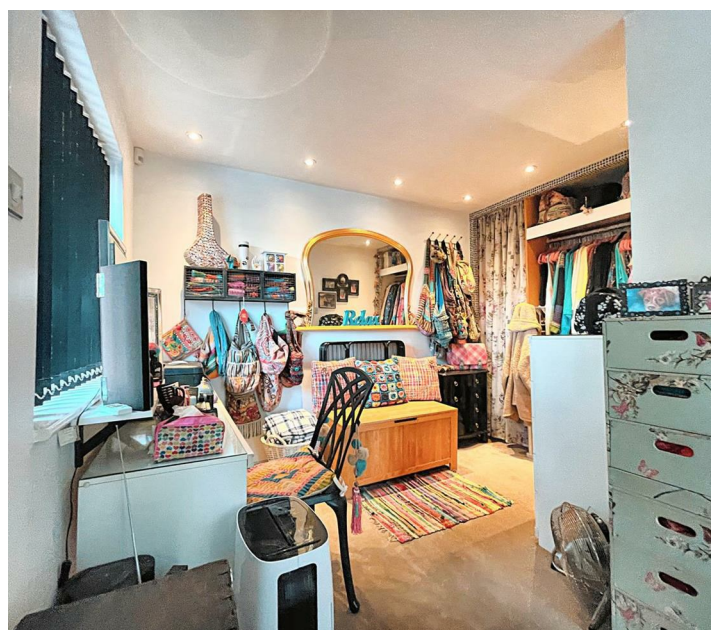
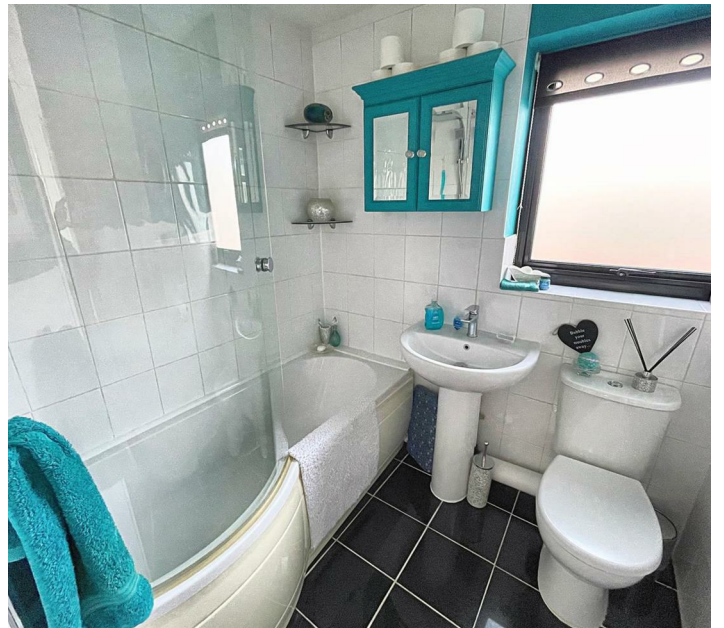
Laid to decorative gravel with gate giving access to rear garden.

Rear Garden

Enclosed by fencing and laid to decorative gravel with raised patio area and mature trees, outside tap, two outside power sockets.

Allocated Parking

Allocated parking for 2/3 cars.







Viewings

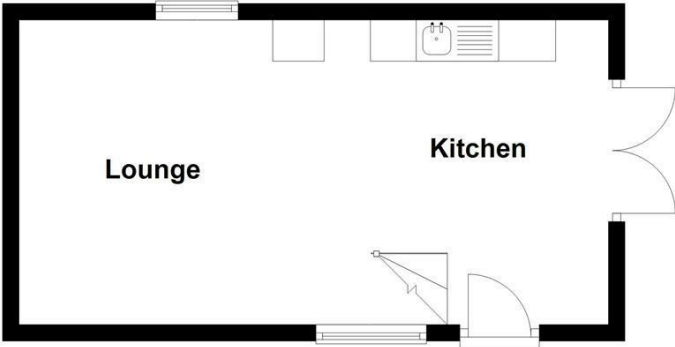
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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	

Ground Floor



First Floor

