



**4 New Bristol Road, Worle, Weston super Mare, BS22 6AB**

**£285,000**

- Beautifully Presented Older Style Semi
- Lounge
- Utility and Downstairs WC
- Driveway
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- South Facing Rear Garden



# 4 New Bristol Road, Weston super Mare BS22 6AB

Rachel J Homes is thrilled to market this Beautifully Presented Older Style 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, Open Plan Kitchen/Dining Room with Log Burner, Separate Utility Room, Downstairs WC, Three Bedrooms, Bathroom, Front and South Facing Rear Garden and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!



3



1



2



EPC  
D

Freehold

Council Tax Band: C



**Entrance Hall**

UPVC double glazed entrance door and UPVC double glazed window to side, wooden flooring, radiator, stairs to first floor, doors off.

**Lounge**

**4.40 x 3.41 (14'5" x 11'2")**

UPVC double glazed bay window to front, picture rail, radiator, gas living flame fire set into wood and marble surround, TV point.

**Kitchen/Diner**

**5.40 x 3.83 (17'8" x 12'6")**

Kitchen area - UPVC double glazed window to side, range of wall and floor units with work surfaces over, single drainer stainless steel sink unit with mixer tap, integrated Fridge and Freezer, plumbing for dishwasher, built in electric oven and gas hob and extractor hood, tiled floor.

Dining Area - UPVC double glazed French Doors to rear, feature fireplace with inset log burner, radiator.

**Utility**

**2.52 x 1.64 (8'3" x 5'4")**

UPVC double glazed window to side, space for washing machine, tumble dryer and under counter freezer, radiator, UPVC double glazed door to rear.

**Downstairs W/C**

UPVC double glazed window to rear, low level W/C.

**Stairs and Landing**

UPVC double glazed window to side, access to loft, storage cupboard with shelving, doors off

**Bedroom 1**

**14.7 x 10.1 (48'2" x 33'1")**

UPVC double glazed bay window to front, radiator.

**Bedroom 2**

**3.83 x 3.12 (12'6" x 10'2")**

UPVC double glazed window to rear, radiator.

**Bedroom 3**

**2.43 x 2.13 (7'11" x 6'11")**

UPVC double glazed window to front, radiator.

**Bathroom**

**6.11 x 5.2 (20'0" x 17'0")**

UPVC double glazed window to rear, low level WC, pedestal wash hand basin, panel bath with mixer shower, radiator, part tiled walls.

**Rear Garden**

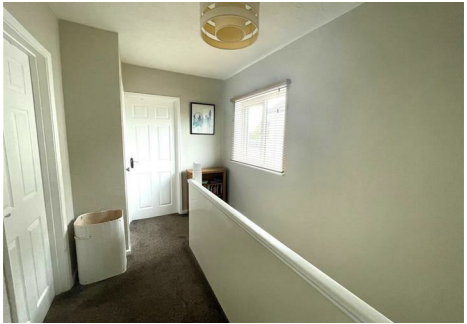
Enclosed by fence, laid mainly to lawn with mature shrub borders, patio area, greenhouse, outside tap, side gate giving access to front.

**Front**

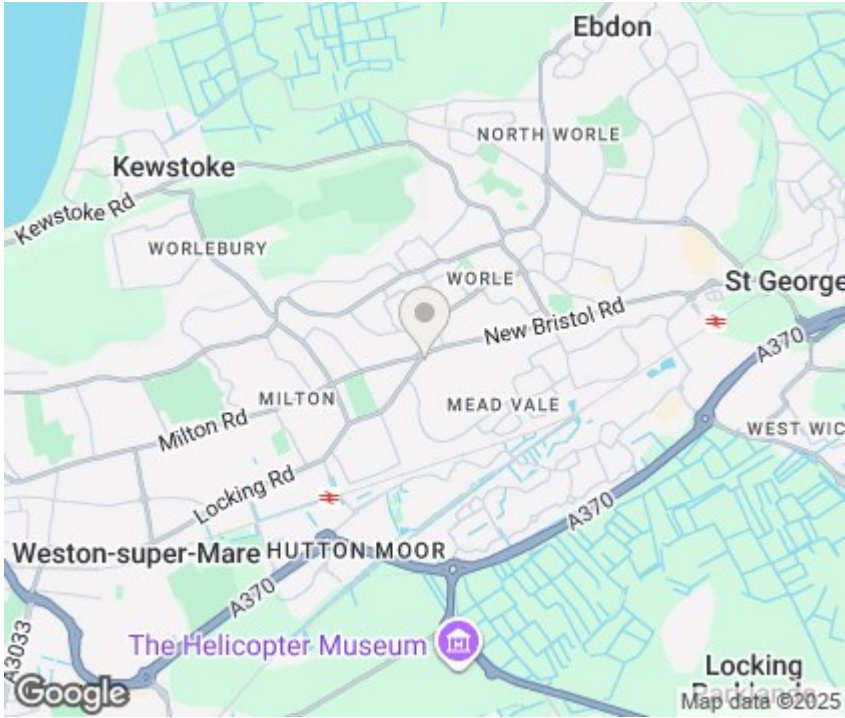
Shared driveway with parking.











## Viewings

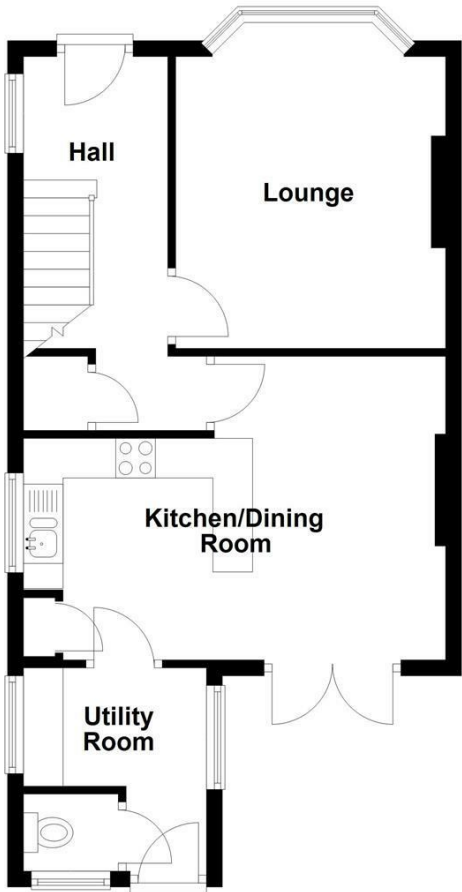
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (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

