



**33 Tor Close, Weston-Super-Mare, BS22 6BZ**

**£240,000**

- Semi Detached Bungalow on the Level
- Lounge and Conservatory
- Low Maintenance Gardens
- No Chain
- Two Bedrooms
- Kitchen
- Driveway
- Close to Shops, Amenities and Transport Links

# 33 Tor Close, Weston-Super-Mare BS22 6BZ

Rachel J Homes is delighted to market this Semi Detached Bungalow ideally situated in North Worle close to shops, amenities and transport links via Rail, Bus and M5 corridor. If you are looking for somewhere that you can update and make your own, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen, Two Bedrooms, Bathroom, Front and Rear Gardens, Driveway providing parking. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



**EPC**  
A

**Freehold**

**Council Tax Band: B**



### **Entrance Hallway**

UPVC double glazed front door, loft access, airing cupboard with water tank, doors off.

### **Lounge**

**5.19 x 3.00 (17'0" x 9'10")**

UPVC double glazed bay window to front, two radiators, TV point, telephone point, door off.

### **Kitchen**

**3.47 x 2.38 (11'4" x 7'9")**

UPVC double glazed window to front, radiator, range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer, space for washing machine, space for washing machine, space for fridge/freezer, part tiled walls, door into.

### **Bedroom One**

**3.90 x 2.80 (12'9" x 9'2")**

UPVC double glazed internal window to conservatory, radiator, fitted wardrobes.

### **Bedroom Two**

**3.01 x 2.60 (9'8" x 8'6")**

UPVC door into conservatory, radiator.

### **Bathroom**

**2.53 x 1.71 (8'3" x 5'7")**

UPVC double glazed window to side, radiator, panel bath with shower over, low-level WC, pedestal wash hand basin, tiled walls.

### **Conservatory**

**4.56 x 1.93 (14'11" x 6'3")**

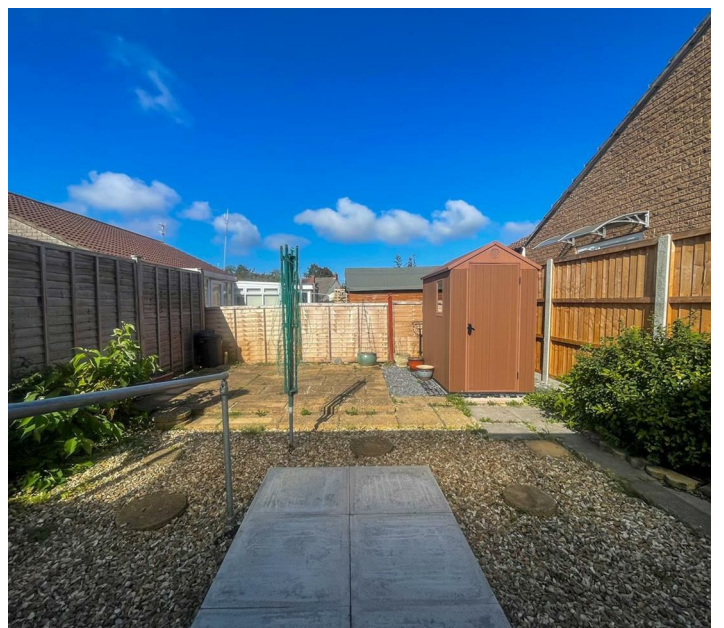
Glazed with polycarbonate roof, sliding patio doors to garden.

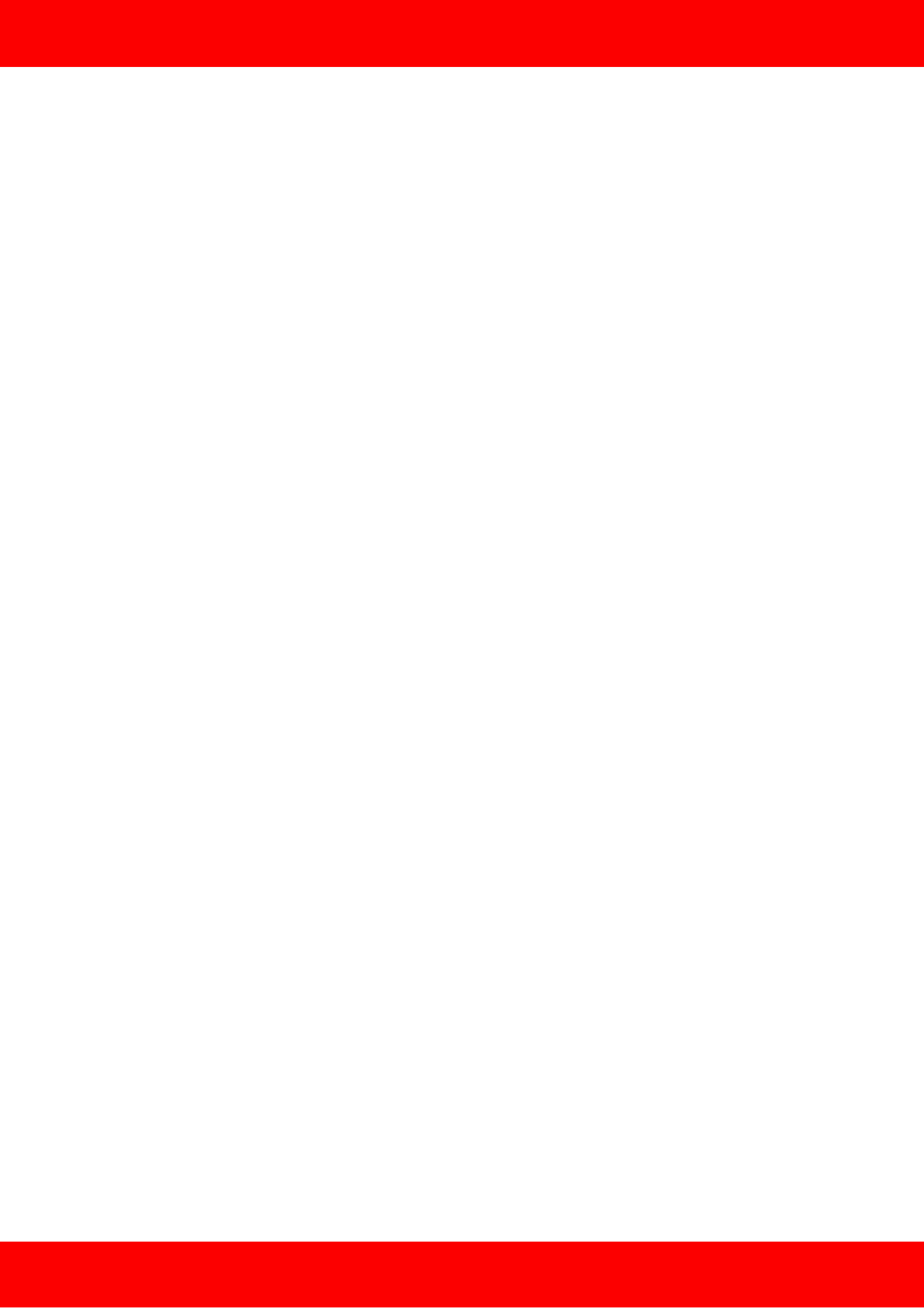
### **Front Garden**

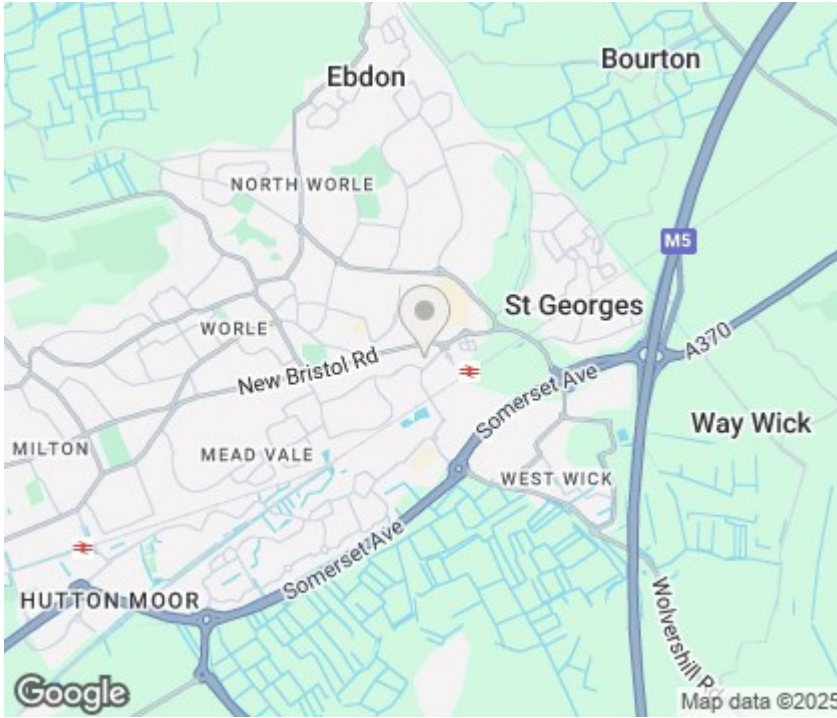
Laid to ornamental chippings

### **Rear Garden**

Enclosed by fence, patio area, ornamental chippings, side access gate.







## Viewings

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

## EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

