



**1a, Whittington Drive, Worle, Weston super Mare, N Somerset,
 BS22 9DG
 £280,000**

- Two Bedrooms
- Conservatory
- Low Maintenance Gardens
- EPC C
- Lounge
- Double Glazed and GCH
- No Chain

Whittington Drive, Weston super Mare BS22 9DG

Rachel J Homes is delighted to market this Detached Bungalow situated on Worle Hillside in a Cul de Sac and close to a bus route. 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, Conservatory, Kitchen, Two Bedrooms, Shower Room, Low Maintenance Front and Rear Gardens, Driveway. Added benefits of this property include Double Glazing, GCH plus there is no onward chain. Accompanied viewings - CALL NOW!!



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EPC
C

Freehold

Council Tax Band: C



Entrance Porch

UPVC Double glazed construction, Upvc Double glazed entrance door into;

Entrance Hall

Laminate flooring, radiator, doors off.

Lounge

3.89 by 3.38 (88cm by cm) (12'9" by 11'1" (9'10" 288'9"cm by 124'8"cm))

UPVC Double glazed window to front, radiator, T.V. point, UPVC Double glazed French doors into:

Conservatory

2.97 by 2.01 (96cm by cm) (9'9" by 6'7" (315'0"cm by 3'3"cm))

UPVC Double glazed and brick construction, polycarbonate roof.

Kitchen/Breakfast Room

4.09 by 2.21 (10cm by cm) (13'5" by 7'3" (13'1" 32'10"cm by 6'7" 68'11"cm))

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, gas hob with extractor over and electric double oven under, integrated fridge freezer, space for washing machine, UPVC Double glazed door to side.

Bedroom One

3.81 to Wardrobes by 2.87 (80cm by cm) (12'6" to Wardrobes by 9'5" (9'10" 262'6"cm by 6'7")

UPVC Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two

2.49 by 1.88 (cm by 89cm) (8'2" by 6'2" (6'7" 160'9"cm by 3'3" 292'0"cm))

UPVC Double glazed window to side, radiator.

Shower Room

1.91 by 1.73 (cm by cm) (6'3" by 5'8" (3'3" 298'7"cm by 239'6"cm))

UPVC Double glazed window to side, double walk-in shower with hot water mixer shower, wash hand basin set into vanity unit, low level W/C, heated towel rail, fully tiled walls and floor, extractor fan, electric wall mounted heater.

Courtyard

Enclosed by wall and fencing, laid to patio, outside tap, two side gates.

Front

Laid to decorative chippings, 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 Property

Council Tax Band C - Approx.£1946.55







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		89
(81-91) B		
(69-80) C	74	
(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	

