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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle

£ 250,000

- * Split Level Design
- * Sunny Rear Garden
- * 2 Bedrooms
- * Off Road Parking
- * L-Shaped Kitchen/Diner
- * Downstairs Cloakroom



114 High Street, Worle, BS22 6HD

45 Abbots Close, Worle, Weston super Mare, BS22 7TU

Description

A semi-detached split level design, 1 of only a small number build with this layout and tucked away at the head of a cul-de-sac in North Worle with easy access to shops and bus service. The flexible accommodation benefits from 2 bedrooms with a L-shaped kitchen/diner, downstairs WC and double glazed conservatory. In addition there is a lounge on the first floor plus a westerly facing rear garden and off road parking.

Accommodation

Entrance

Double glazed door to

Entrance Hall

Radiator, vinyl floor covering.

Cloakroom 5' 3" x 2' 10" (1.60m x 0.86m)

White suite comprising wash hand basin and low level W.C. Radiator. Obscure double glazed window to front.

L-shaped Kitchen/Diner 15' 6" x 7' 10" (4.72m x 2.39m)

Fitted with a range of wall mounted and base units with roll edge worksurface and tiling to splashbacks. Single drainer one and a half bowl stainless steel sink unit with central mixer taps. Gas cooker point. Coved ceiling. Radiator. Vinyl flooring, under stairs recess, staircase to first floor accommodation. Door to

Conservatory 11' 10" x 7' 11" (3.60m x 2.41m). Electric heater. Tiled floor. Door to the garden.

Sitting Room /Bedroom 2 15' 6" x 7' 11" (4.72m x 2.41m) Radiator, boxed in gas and electric meters. Double glazed window to front.

First Floor Lounge 12' 3" x 10' 2" (3.73m x 3.10m)

Radiator. Coved ceiling. 2 Double glazed window to front. Cupboard housing gas fired boiler. Wall mounted gas heater. Door to

Bedroom 1 9' 0" x 8' 8" (2.74m x 2.64m)

Up to Wardrobe with sliding mirrored doors. Access to loft space. Radiator. Coved ceiling. Double glazed window to rear. Door to

Bathroom 9' 0" x 4' 3" (2.74m x 1.29m)

White suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Extractor fan, heater. Coved ceiling. Radiator. Obscure double glazed window to rear.

Outside

The front garden is mainly laid to lawn with driveway providing off road parking for 2 cars. Double gates to side giving access to the westerly facing rear garden, enclosed by panelled fencing and laid to stone chippings and decking. Base for garden shed. **Workshop 12'x 8'** with reinforced base, LED lighting and power

NB The garden shed may be available by separate negotiations.

Tenure

Freehold.

Material information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

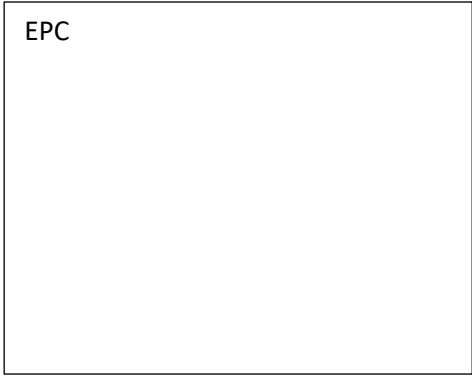
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

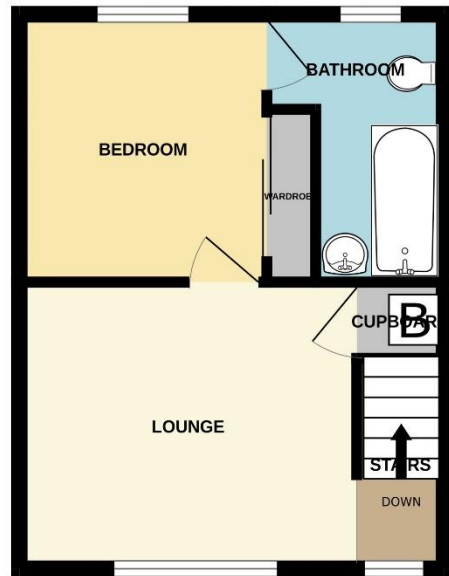
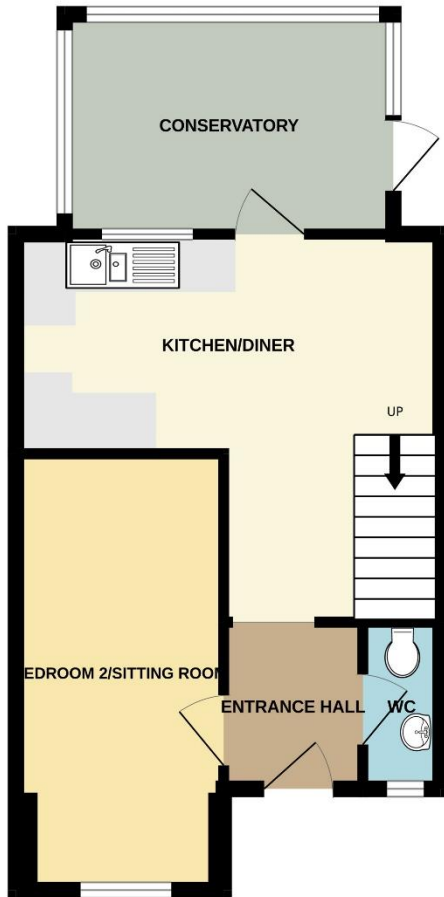


Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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