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Weston Hillside

£280,000

- * *Victorian Hall Floor Flat*
- * *Three Bedrooms*
- * *Garage & Parking*
- * *Sea Views*
- * *Master w/ En-Suite*
- * *Vendor Found*



114 High Street, Worle, BS22 6HD

Flat 2, 6 Atlantic Road, Weston super Mare, BS23 2DG

Description

VENDOR HAS FOUND A PROPERTY TO BUY This fantastic three-bedroom Victorian hall floor flat is sure to impress with the space on offer. Located on Weston hillside the property boasts some fantastic room sizes, including 16' x 10 Kitchen, 15' x 11' Bay fronted bedroom two. A master bedroom with en-suite shower and a 17' 11" x 15' 4" Lounge Diner with bay window offering Sea Views toward Brean Down. Externally there is a garage with parking in front and an external store cupboard. Viewing Advised.

Accommodation

Entrance Porch

Feature hardwood entrance door into entrance porch. Radiator. Cupboard for the electric meter and fuse board. Obscure part glazed door to

Entrance Hall

Large 'L' Shaped Hallway with doors to all rooms, storage cupboard. Utility cupboard with plumbing for washing machine and storage. High level storage cupboard. Laminate flooring. Radiator.

Lounge 15' 4" x 17' 11" (4.67m x 5.46m)

Picture rail. uPVC double glazed window to rear aspect with sea views. Fireplace with electric fire. Original Feature ceiling Rose.

Kitchen/Breakfast Room 16' 10" x 9' 4" (5.13m x 2.84m)

Fitted with a range of Shaker Style wall mounted and base units with worksurfaces. Tiling to splashbacks. Single bowl stainless steel sink and drainer unit with central mixer tap. Four ring gas hob with electric oven and cooker hood over. Space for upright fridge/freezer. Cupboard housing 'Baxi' combi boiler. Radiator. Laminate floor. uPVC double glazed window to front aspect. Picture rail.

Master Bedroom 14' 8" x 12' 8" (4.47m x 3.86m) max Radiator. Picture rail. uPVC double glazed window to rear aspect with views of the sea towards Brean Down. Door to

Ensuite

Pedestal wash hand basin with tiling to splashback. Corner shower enclosure. Ladder style radiator. Close coupled W/C. Part tiled walls.

Bedroom 2 14' 0" max x 11' 5" (4.26m x 3.48m)

Bay Window with uPVC double glazed windows to front aspect. Radiator. Picture rail.

Bedroom 3 11' 0" x 5' 9" (3.35m x 1.75m)

uPVC double glazed window to side aspect. Coved ceiling.

Bathroom

Comprising a white suite of P-shaped bath with central mixer tap and shower attachment. Radiator, laminate floor. Opening to close coupled W/C. Pedestal wash hand basin, laminate flooring. Obscure double glazed window to side aspect. Part tiled walls. Extractor fan.

Garage

Middle of 3 garages, with blue up and over door with parking space to the front.

Outside store 7' 10" x 2' 10" (2.39m x 0.86m)

Storage cupboard.

Tenure

The seller has advised there is a balance of a 999 year lease and that they own a 1/3 share of the freehold. We have also been informed there is no ground rent or management charge.



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.

Other Material Information

Gas central heating and double glazing present

FLOOD RISK - GOV.UK illustrates a low risk of flooding

Surface Water – Low Risk

Rivers & the sea – Very Low Risk.

Groundwater & reservoirs – Unlikely in this area.

Information from GOV.UK

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. Your LLFA is North Somerset council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

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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