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Estate Agents

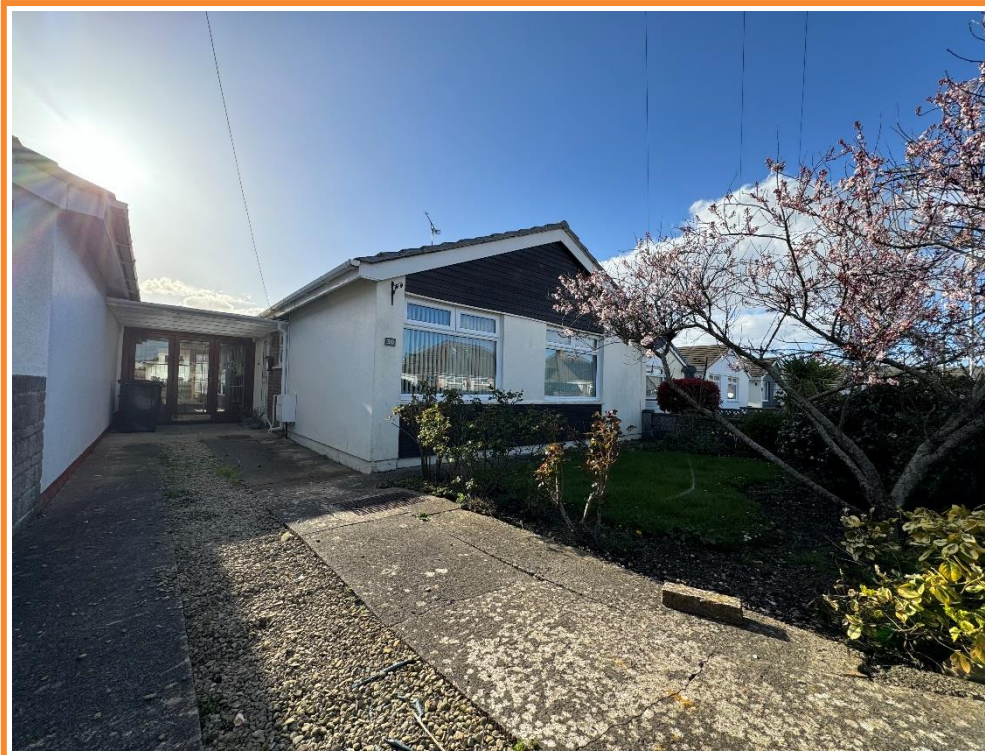
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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle/Milton £318,500

- * Link Detached Bungalow
- * Southerly Facing Rear Garden
- * NO ONWARD CHAIN
- * 2 'Double' Bedrooms
- * 2 Reception Rooms
- * Conservatory



114 High Street, Worle, BS22 6HD

Description

NO ONWARD CHAIN - A charming two double bedroom link detached bungalow, located on a desirable road in Milton. Featuring a bright and spacious 19' Lounge leading to a 'Lean to' conservatory which offers a relaxing space to sit and enjoy the Westerly rear garden. The former garage has been converted into a dual aspect dining area with separate utility off. Externally there is a driveway parking. Early viewing advised.

Accommodation

Entrance Hall

Part glazed uPVC door with obscure side window. Coved ceiling. cupboard with electric fuse box. Laminate floor. Radiator. doors to all rooms. Loft hatch, airing cupboard housing hot water tank.

Lounge 19' 9" x 12' 8" max (6.02m x 3.86m) Laminate flooring. Radiator, coved ceiling. Baxi Bermuda back boiler. uPVC double glazed double glazed sliding door to

Conservatory 9' 11" x 6' 9" (3.02m x 2.06m) Lean to style conservatory. uPVC double glazed window to rear aspect, radiator. uPVC double glazed door to side aspect.

Kitchen 10' 9" x 7' 2" (3.27m x 2.18m) Fitted with a range of wall and base units with roll edge work surfaces. Single bowl stainless steel sink and drainer unit with central mixer tap. Space for gas oven with hood over. Tiling to splashbacks. Space for fridge/freezer.

Dining Room 8' 7" x 14' 7" (2.61m x 4.44m) The former garage, with hardwood double glazed window and single door opening to front aspect. Radiator, uPVC double glazed door to rear garden. Glazed timber door opening. Door to

Utility Room 7' 1" x 5' 4" (2.16m x 1.62m)

Dual aspect uPVC double glazed double glazed windows to rear and side aspect. Space and plumbing for washing machine and tumble drier.

Bedroom 1 10' 11" x 15' 4" (3.32m x 4.67m) uPVC double glazed window to front aspect. Radiator. Range of built in wardrobe and over bead storage and drawers.

Bedroom 2 9' 0" x 11' 11" (2.74m x 3.63m) Radiator. uPVC double glazed double glazed window to front aspect.

Shower Room 6' 3" x 5' 6" (1.90m x 1.68m) Corner shower enclosure with seat. Pedestal wash hand basin, close coupled W.C. Radiator, fully tiled walls and floor. Obscure uPVC double glazed window to side aspect.

Outside

This southerly facing rear garden enclosed by panelled fencing, has an area of paving and patio. The main area of garden is laid to lawn, with mature flower and shrub boarders. To the front of the property there is a driveway for off road parking and a front lawn, laid to lawn and mature shrub, enclosed by stone wall and gate.

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- 5G. Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Tenure

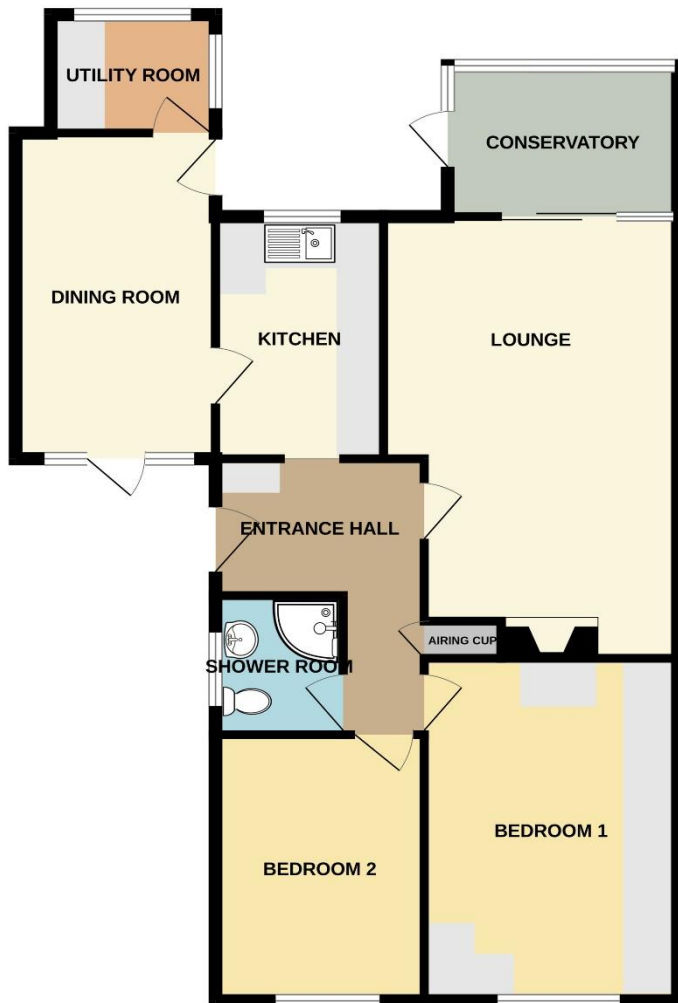
Freehold.





Score EPC	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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