

Harris & Lee
Estate Agents

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Harris & Lee

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Helping you move with 100 years combined staff experience



Hutton OIEO £260,000

- * *Semi-Detached Home*
- * *3 Bedrooms*
- * *2 Reception Rooms*
- * *Kitchen & Bathroom*
- * *Driveway & Garage*
- * *No Chain*



114 High Street, Worle, BS22 6HD

Description

Situated in the ever popular Village of Hutton in a slightly elevated position in a cul-de-sac off Vereland Road. The Village itself boast a Public House and Village Hall, providing a number of social activities, together with a Primary School and a Bus service. A semi-detached home benefiting from gas central heating and double glazing comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms and a bathroom. There is also an adjacent drive and garage. No CHAIN.

Accommodation

Entrance Hall

Radiator. Staircase to first floor accommodation. Glazed door and screen to

Lounge 14' 3" x 13' 10" max(4.34m x 4.21m)

Radiator. Double glazed window to front. Door to

Dining Room 9' 6" x 9' 6" (2.89m x 2.89m)

Radiator. Coved ceiling. Double glazed patio door to the rear garden. Opening to

Kitchen 10' 1" x 6' 10" (3.07m x 2.08m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Space for washing machine, cooker and upright fridge/freezer. Understairs cupboard. Double glazed door to side and window to rear.

First Floor Landing

Built-in airing cupboard with lagged tank. Double glazed window to side.

Bedroom 1 14' 3" x 10' 2" (4.34m x 3.10m)

Radiator. Double glazed window to front with views to Weston Hillside.

Bedroom 2 10' 5" x 10' 5" (3.17m x 3.17m)

Radiator. Double glazed window to rear.

Bedroom 3 10' 3" x 6' 6" (3.12m x 1.98m)

Including stair head. Radiator. Double glazed window to front with views towards Weston Hillside

Bathroom

White suite of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to side.



Outside

The front garden is laid to an area of grass. The driveway at the side of the house lead to the garage. The rear garden is tiered and comprises of a concrete patio with steps up to the remainder of the garden. Cold water tap. Garden Shed.

Tenure

Freehold

Energy Rating is 'D'



We have been advised the following;

Gas – Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

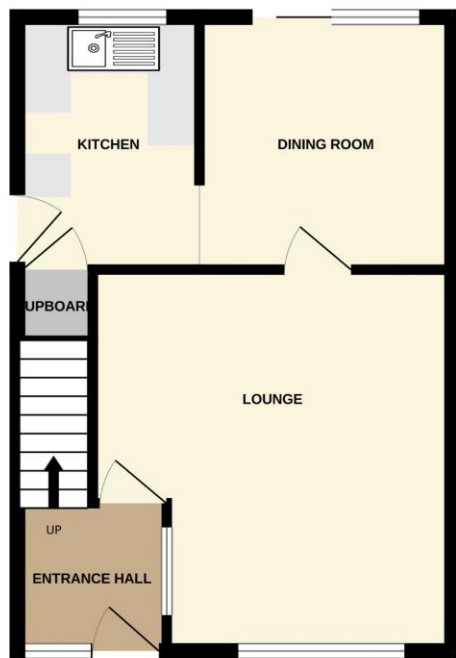
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

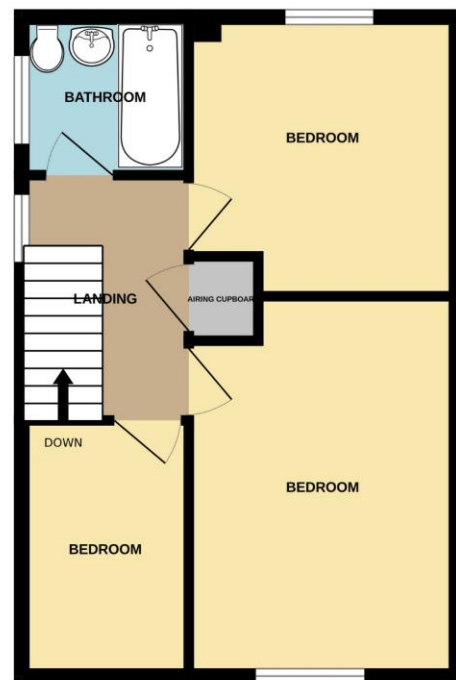
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



FIRST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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