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Kewstoke

£299,950

- * 3 Bed End of Terrace
- * 23' max. Conservatory
- * Lovely Village Setting
- * 20' Garden Studio
- * Extended to the Rear
- * Utility & Downstairs WC



114 High Street, Worle, BS22 6HD

15 Manor Gardens, Kewstoke BS22 9XU

Description

There is 'no onward chain' with this 3 bedroom end of terrace property, tucked away at the end of a cul-de-sac in Kewstoke Village, set back from the road in a more child and pet friendly position. There are a number of features which elevate this particular home from the usual set up. Firstly, the house sides onto fields and backs onto trees providing pleasant views, a rear extension adds useful utility space and a downstairs cloakroom, and a 23' max. 'side' conservatory really adds flexibility to the downstairs space. Furthermore, there is an impressive 20' x 10' timber garden studio/outbuilding which could suit a variety of uses, such as an ideal hobby space or perhaps a gym. it would be an ideal space for those working from home or maybe even an 'airbnb'. The 15' kitchen/diner and shower room have both been re-styled. A garage can also be found in a block nearby. This really is 'that little bit different', hence internal viewing comes highly recommended. **Energy rating 'D'**.

Accommodation

Entrance

Wood effect double glazed front entrance door to

Entrance Hall

Staircase to first floor. Doors and access to the side conservatory and to

Lounge 14' 6" x 12' 1" (4.42m x 3.68m) Fire surround. Smooth ceiling finish, radiator. Double glazed bow bay window to front aspect. Door through to

Kitchen/Diner 15' 0" x 10' 2" (4.57m x 3.10m) plus useful under stairs storage recess. Fitted matt grey wall and base units with work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Fitted oven and hob with cooker hood over.

Integrated dishwasher. Smooth ceiling finish with inset spotlights, radiator. Double glazed window to rear aspect. Door through to

Utility/Rear Lobby

A useful L-shaped space with cupboards and work surfaces, space for washing machine. Double glazed window to rear aspect. Door to

Downstairs WC

Low level WC plus vanity unit/wash hand basin with cupboard below. Heated towel rail, obscure double glazed window.

Conservatory 12' 6" x 10' 9" (3.81m x 3.27m) approx. plus passageway. A particular feature of this home, with double glazed windows set on low level walling, plus dual aspect double doors to both side and rear.

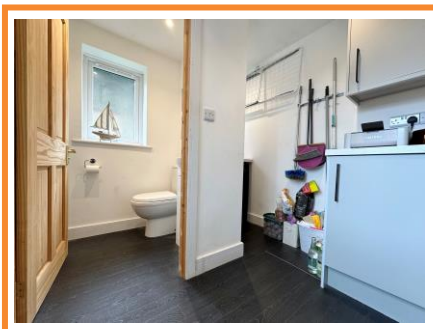
First Floor Landing

Access to loft space. Built-in airing cupboard housing the hot water tank. Radiator. double glazed window to side aspect offering views across a neighbouring field.

Bedroom 1 12' 9" x 8' 3" (3.88m x 2.51m) plus built-in double wardrobe. Smooth ceiling finish, radiator, double glazed window to front aspect offering far reaching views.

Bedroom 2 9' 10" x 8' 3" (2.99m x 2.51m) plus built-in cupboard. Smooth ceiling finish, radiator, double glazed window to rear aspect offering views to trees and woods.

Bedroom 3 9' 3" x 6' 7" (2.82m x 2.01m) including built-in wardrobe over stair head. Smooth ceiling finish, radiator, double glazed window to front aspect enjoying views across fields and into the distance.



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.

Shower Room 6' 5" x 5' 5" (1.95m x 1.65m) minimum. Corner shower cubicle plus vanity unit/wash hand basin with drawers below and low level WC. Heated towel rail. Smooth ceiling finish with inset spot lights. Partly tiled walls. Obscure double glazed window.

Outside

Open plan front garden laid to grass with pathway to front door. There is a garage located in a block nearby being the first garage on the left with the white door. The rear garden enjoys a southerly facing aspect, backing onto mature trees providing screening and privacy. Initially the garden is laid to patio with outside tap and timber shed. Steps ascend up to an area of grass providing access to a timber garden studio/outbuilding measuring 20' x 10'3". There is a wealth of versatility here, presently used to provide living and bedroom areas, benefitting from work surface and cupboard storage, WC and vanity unit, plus dual aspect windows and double doors to front.



Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 15-25mbps, source: Openreach.

Tenure

Freehold, council tax band is 'B'.

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.

GROUND FLOOR
201 sq.ft. (18.6 sq.m.) approx.

