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Estate Agents

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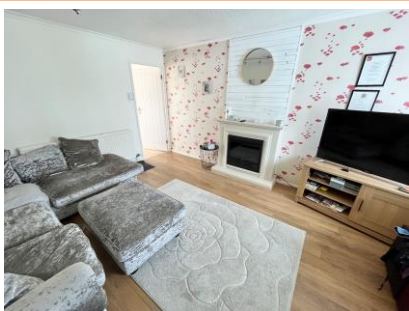
Estate Agents

Helping you move with 100 years combined staff experience



Kewstoke £249,950

- * Semi-Detached Home
- * Double Width Driveway
- * 3 Bedrooms
- * Garage
- * Lounge & Kitchen/Diner
- * Backing Onto Open Fields



114 High Street, Worle, BS22 6HD

7 Manor Gardens, Kewstoke, Weston-super-Mare, BS22 9XU

Description

Situated on the outskirts of Weston-super-Mare in the Village of Kewstoke and enjoying an open aspect to the rear with views over open fields. The Village itself benefits from a Primary School, Village Hall, Shop and access to the beach at Sand Bay. A semi-detached 3 bedroom home with a lounge, 14' 11" kitchen/diner, bathroom plus a double width driveway and garage.

Accommodation

Entrance Porch

Double glazed entrance door. Door to

Entrance Hall

Staircase to first floor accommodation.

Lounge 14' 6" x 12' 0" (4.42m x 3.65m)

Electric fire and surround. Radiator. Double glazed bow window to front.

Kitchen/diner 14' 11" x 10' 2" (4.54m x 3.10m)

Fitted with a range of wall and floor units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 and 1/2 bowl sink unit with central mixer taps. Built-in electric oven and hob with cooker hood over. Radiator. Understairs cupboard. Window to rear. Door to lean-to useful storage area with doors to the rear garden.

First Floor Landing

Access to loft. Airing cupboard housing. Double glazed window to side.

Bedroom 1 14' 10" x 8' 5" (4.52m x 2.56m)

Radiator. Double glazed window to front.

Bedroom 2 9' 10" x 8' 6" (2.99m x 2.59m)

Plus recess with wardrobe. Double glazed window to rear with views over open fields.

Bedroom 3 9' 4" x 6' 4" (2.84m x 1.93m)

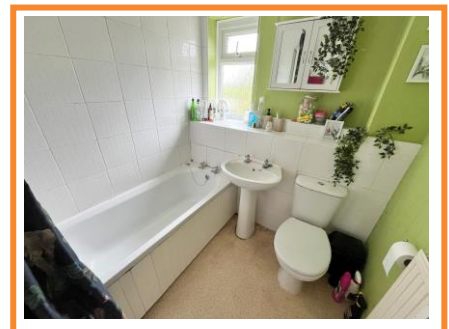
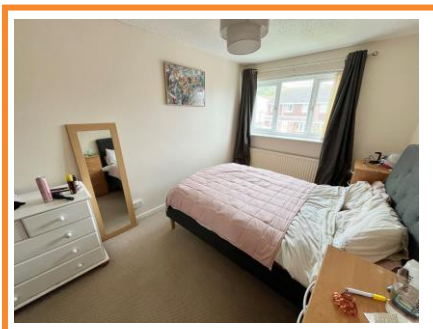
Radiator. Cupboard over stairhead,. Double glazed window to front.

Bathroom 6' 3" x 6' 2" (1.90m x 1.88m)

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

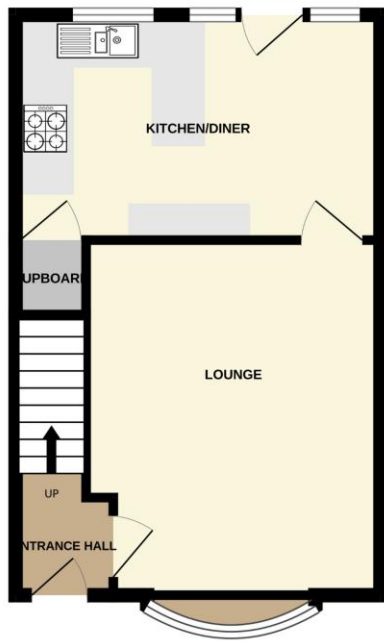
Outside

The front garden is laid mainly to lawn. Double width driveway, partly block paved and leading to the Garage 16'8" x 8' with up and over door. Wall mounted gas combination boiler. Door to the rear garden consisting of a paved patio leading to the main area of garden, laid to lawn and enclosed by panel fencing. There is an open aspect at the rear of the garden as it backs onto open fields.



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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