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Weston Hillside

O.I.R.O £187,950

- * Purpose Built 1st Floor Flat
- * 2 Double Bedrooms
- * Southerly Facing Balcony
- * Superb Coastal Views
- * USE OF Garage
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

16 Rainham Court, South Road, Weston-s-Mare, BS23 2HL

Description

There is 'no onward chain' with this purpose built first floor flat, set back from the road, in an elevated position on the westerly fringes of Weston Hillside, within reach of town and sea front amenities. The south facing balcony and superb far reaching views across Weston Bay are a particular feature and many will appreciate the benefits of the use of a larger than average garage plus the use of attractive communal gardens. The accommodation includes an 18' south facing living room, 14' dual aspect kitchen/breakfast room and both bedrooms can be considered as 'doubles'.

Accommodation

Entrance

Communal entrance with intercom entry system. Door to communal hallway, stairs to the first floor. Door to

Entrance Hall

Useful storage cupboard with sliding mirrored doors. Electric heater. Entry phone. Archway feature.

Living Room 18' 7" x 11' 1" (5.66m x 3.38m) A south facing reception room with sliding patio doors providing access to the balcony and providing impressive far reaching views across Weston Bay and towards Brent Knoll. Telephone point. Door to

Kitchen/Breakfast Room 14' 0" x 9' 0" (4.26m x 2.74m) A dual aspect south and westerly room with double glazed window providing impressive far reaching views across Weston Bay, plus window to side with views towards Steepholm. Fitted wall and base units with roll edge work surfaces and breakfast bar. Inset sink unit with mixer tap over and tiling to splash backs. Integrated 'Bosch' double oven, 'Neff' Hob with cooker hood over. Space for washing machine, dishwasher plus tumble dryer vent. Corner positioned fridge/freezer.

Bedroom 1 10' 7" x 9' 0" (3.22m x 2.74m) plus mirrored wardrobe to one wall. Electric heater. High level storage cupboards plus additional shelving. Double glazed window to rear aspect.

Bedroom 2 10' 6" x 8' 10" (3.20m x 2.69m) minimum plus mirrored wardrobes to one wall. Wardrobes to either side of bed space with overhead cupboards. Electric heater. Double glazed window to rear aspect.

Shower Room 8' 9" x 6' 4" (2.66m x 1.93m) maximum including cupboard housing the hot water tank. Corner shower cubicle with 'Triton' shower, vanity unit/wash hand basin with cupboards and drawers below. Low level WC. 2 heated towel rails. Fully tiled walls. Obscure double glazed window.

Outside

Use of attractive communal gardens, principally laid to lawn with established shrubs. There is the EXCLUSIVE USE a single garage located in a block, to the front of the building, with up and over door. The garage is larger than average measuring 17'8" x 8'10" approximately, benefitting from power and lighting.



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.

Tenure

Leasehold. 999 year lease from 1980. Ground rent £20 per annum. Management charge £1060 per annum plus an additional £250 per annum for the next few years to build funds for external works. Council tax band is 'C'.

The energy rating for this property is 'D'.

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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