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Worle

OIRO £220,000

- * 3 Bedroom Terrace House
- * Shower/Wet Room
- * Westerly Facing Rear Garden
- * Ideal for Amenities
- * Tucked Away Position
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

30 Torrington Crescent, Worle, Weston-Mare, BS22 6NS

Description

Great value mid terrace house, set back from the road in a more child and pet friendly position, and yet centrally positioned between Worle High St amenities and the Sainsbury's shopping complex. The double glazed accommodation incorporates an impressive 15'8" x 7'9" separate hallway, 15'7" kitchen/dining room and 3 'good size' bedrooms. Many will appreciate the benefits of a westerly facing enclosed rear garden and that the property is offered with 'no onward chain'. Priced to sell, taking into account that there is no central heating at present. Early viewing advised.

Accommodation

Entrance

Pathway to double glazed door to

Entrance Hall 15' 8" x 7' 9" (4.77m x 2.36m)

A lovely size hallway with staircase rising to the first floor accommodation. Built-in storage cupboards beneath. Access to kitchen and to

Lounge 13' 9" x 10' 5" (4.19m x 3.17m) maximum.

Fireplace, double glazed window to front aspect.

Kitchen/Diner 15' 7" x 8' 4" (4.75m x 2.54m)

Fitted wall and base units with roll edge work surfaces. Sink unit with mixer tap over and tiling to splash backs. Space for cooker, washing machine and upright fridge/freezer. Gas fired boiler. Double glazed window and door to the rear garden.

First Floor Landing

Built-in deep storage cupboard over stairs.

Bedroom 1 12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed window to front aspect.

Bedroom 2 10' 3" x 9' 7" (3.12m x 2.92m)

Double glazed window to rear aspect.

Bedroom 3 9' 8" x 8' 10" (2.94m x 2.69m) including box over stair head. Double glazed window to front aspect.

Shower Room

Re-styled 'wet room' style with walk-in shower, curtain and rail, plus wash hand basin. Partly tiled walls, heated towel rail. Useful built-in storage cupboard, obscure double glazed window.

Separate WC

Low level WC, obscure double glazed window.

Outside

Enclosed front garden laid to stone chippings. The rear garden enjoys a westerly facing aspect, finished with reduced maintenance in mind, laid to concrete patio and pathway complemented with established shrubs and trees. Garden shed, gated rear access.

Tenure

Freehold, council tax band is 'B'.

Other Material Information

Double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea, a very low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 29-47mbps, source: Openreach.



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.

Rear Garden



The energy rating for this property is 'tbc'.

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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