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Mead Vale

OIRO £260,000

- * 3 Bed Semi Detached
- * 14' D/G Conservatory
- * 23' Lounge/Diner
- * Downstairs WC
- * Garage to the Rear
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

There is 'no onward chain' with this chalet style 3 bed semi, occupying a level position, in this favoured section of Mead Vale on the edge of the estate looking onto green space and trees. The double glazed and gas centrally heated accommodation includes a 23' lounge/dining room, 14' double glazed conservatory, downstairs cloakroom and re-styled shower room. Low maintenance gardens plus garage to the rear which can be accessed from the enclosed rear garden.

Accommodation

Entrance

Obscure double glazed front entrance door, opening to

Entrance Hall

Staircase rising to the first floor accommodation with built-in cupboard under. Radiator. Doors to lounge/diner, kitchen and to

Downstairs WC

Low level WC and wash hand basin, radiator. Obscure double glazed window.

Lounge/Diner 23' 7" x 11' 2" (7.18m x 3.40m) plus recess, then reducing to 10' in the dining area. Coal effect gas fire with hearth and surround. Coved ceiling, TV point, 2 radiators. Serving hatch from kitchen. Double glazed window to front aspect. Patio doors to the

Conservatory 14' 2" x 9' 6" (4.31m x 2.89m)

A useful and flexible addition to the main accommodation, with double glazed windows set on low level walling to 2 sides, plus a plastered ceiling finish, with inset lighting, making it feel more like an extension. 2 radiators, double doors to the rear garden.

Kitchen 8' 10" x 8' 4" (2.69m x 2.54m) plus recess. Fitted wall and base units with roll edge work surfaces, inset circular sink and drainer with mixer tap over and tiling to splash backs. Fitted oven and electric hob. Space for washing machine and upright fridge/freezer. Double glazed window to rear plus door to side aspect.

First Floor Landing

Built-in airing cupboard. Drop down access to loft space. Double glazed window to side aspect.

Bedroom 1 10' 7" x 9' 0" (3.22m x 2.74m) plus door recess. Measurement includes fitted wardrobes and overhead cupboards. Radiator, double glazed window to front aspect.

Bedroom 2 9' 10" x 9' 0" (2.99m x 2.74m) plus door recess. Radiator, double glazed window to rear aspect enjoying far reaching views to Weston Hillside in the distance.

Bedroom 3 7' 6" x 6' 1" (2.28m x 1.85m) Radiator, double glazed window to front aspect.

Shower Room 6' 2" x 5' 9" (1.88m x 1.75m) Re-styled room including walk-in shower with mains shower and side screen, vanity unit/wash hand basin with cupboard under, and low level WC. Heated towel rail, coved ceiling, obscure double glazed window to rear aspect.



Outside

Good size low maintenance front garden, laid to stone chippings, enclosed with picket style fencing. Gated side access with feature arched brick surround, leading to the enclosed rear garden, incorporating areas laid to patio and stone chippings, plus feature pergola seating area. Gated rear access plus personal door into the rear of the garage, measuring 17'4" x 8'6", with up and over door, power and lighting. Small hard standing in front of the garage.



Tenure

Freehold, subject to an annual ground rent of £10 per annum. Council tax band is 'C'.

The Energy Rating for this property is 'D'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of up to 330mbps, source: Openreach.

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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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