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Harris & Lee

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Weston

£269,950

- * *Victorian Terrace House*
- * *3 Reception Rooms*
- * *3 Good Size Bedrooms*
- * *Useful Loft Room*
- * *15' x 13' Garage to Rear*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

15 Brighton Road, Weston-s-Mare, BS23 3QQ

Description

A rare opportunity to acquire a 'Victorian' terrace house with the combination of '3' separate reception rooms, a useful loft room, plus a larger than average garage measuring 15' x 13' approx. located in the rear garden. The double glazed and gas centrally heated accommodation would benefit from being updated, however, there is plenty of potential and space on offer here. The 14' kitchen is complemented by a useful utility area and many will appreciate the benefits of a downstairs WC. The addition of the garage does reduce the amount of rear garden, however, there is still a courtyard and it does enjoy a southerly aspect. NO ONWARD CHAIN.

Accommodation

Entrance

Front entrance door to lobby, further glazed door opening to

Entrance Hall

Including stairs rising to the first floor with built-in cupboard beneath. Radiator.

Lounge 15' 0" into bay x 13' 4" (4.57m x 4.06m) Coal effect gas fire with hearth and surround. Ceiling coving/cornice. Decorative ceiling rose. Radiator. Telephone point. Double glazed bay window to front aspect.

Dining Room 12' 0" x 9' 10" (3.65m x 2.99m) minimum. Radiator, double glazed window to rear aspect.

Sitting/Breakfast Room 11' 5" x 10' 0" (3.48m x 3.05m) plus feature double glazed bay window to side aspect. Fireplace to one wall. Radiator. Borrowed light window.

Kitchen 14' 7" x 9' 6" (4.44m x 2.89m) Fitted wall and base units, work surfaces, double drainer sink unit with tiling to splash backs. Space for several appliances and plumbing for washing machine. 'Vaillant' gas fired boiler. 2 double glazed windows to side aspect.

Utility 7' 1" x 6' 0" (2.16m x 1.83m) including cupboards to one wall. Window and door to side. Access to

Downstairs WC

Low level WC and wash hand basin with cupboard below. Extractor fan.

First Floor Landing

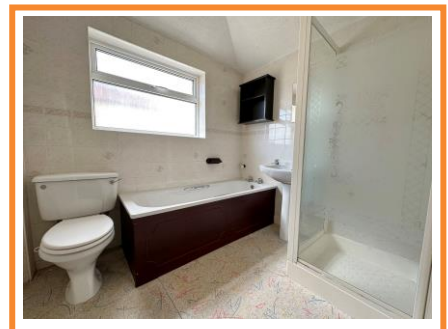
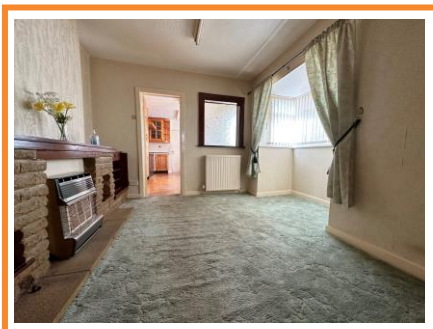
Split level landing with access to all rooms on this level plus a second staircase rises to a useful loft room. Radiator. Cupboard with double doors.

Bedroom 1 15' 0" into bay x 10' 0" into recess (4.57m x 3.05m) Sink unit with tiling to splash backs plus double wardrobes to either side. Radiator. Double glazed bay window to front aspect.

Bedroom 2 12' 0" x 11' 0" into recess (3.65m x 3.35m) Sink unit with tiling to splash backs. Radiator, double glazed window to rear aspect.

Bedroom 3 10' 0" x 9' 7" (3.05m x 2.92m) maximum including wardrobe and drawers to one wall. Sink unit with tiling to splash backs. Radiator, double glazed window to rear aspect.

Shower Room 7' 6" x 6' 6" (2.28m x 1.98m) Comprising panelled bath plus separate shower cubicle with 'Triton' shower, pedestal wash hand basin and low level WC. Radiator, obscure window to side aspect.



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.

Loft Room 12' 9" x 11' 5" (3.88m x 3.48m)

A useful addition accessed via a staircase from the first floor landing. A flexible space for hobbies or perhaps an office for those who work from home. Skylight providing natural light plus useful eaves storage facility.

Outside

A larger than average garage is now present in the rear garden, which naturally reduces the amount of outside space on offer, however, many many will appreciate the benefits of a garage measuring 15'1" x 13' approximately, with power and lighting, work benches, window to side and personal door into the remaining area of courtyard style garden.

Loft Room



Tenure

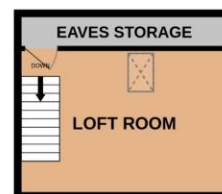
Freehold, council tax band is only a 'B'.

The energy rating for this property is tbc

GROUND FLOOR
926 sq.ft. (86.1 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.3 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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