

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Village OIEO £260,000

- * Beautifully Presented Home
- * Re-Fitted Kitchen & Bathroom
- * 3 Bedrooms
- * Downstairs WC
- * Landscaped Garden
- * Parking For 2 Cars



114 High Street, Worle, BS22 6HD

Description

Situated in a tucked away position, approached via a footpath at the front of the property and well placed for access to shopping facilities, Herons Moor School and the M5 junction at St Georges. This mid terrace home was purchased by the current sellers from new and has been much improved in recent times. The kitchen and bathroom have been upgraded and the rear garden has been landscaped. The accommodation comprises entrance hall, cloakroom, lounge, 16'5" kitchen/diner, 3 bedrooms, bathroom and parking for 2 cars. There is an open aspect at the front with views beyond the dual carriageway to the Mendip Hills.

Accommodation

Entrance Hall

Double glazed entrance door. Radiator and decorative screen. Karndean flooring. Staircase to first floor accommodation.

Cloakroom

White suite of low level WC and corner wash hand basin with tiling to splashback. Karndean flooring. Radiator.

Lounge 14' 2" x 12' 10" max (4.31m x 3.91m)

Radiator. Feature wood panelling to one wall. Karndean flooring. Double glazed window to the front. Door to

Kitchen/diner 16' 5" x 9' 7" (5.00m x 2.92m)

Re-fitted in 2022 with a range of white wall and floor units with contrasting work surfaces and incorporating an inset single drainer sink unit with mixer tap. Built-in electric hob with stainless steel splashback and cooker hood over. Twin eye level electric ovens. Integrated washing machine, dishwasher and fridge/freezer. Radiator. Karndean flooring. Understairs cupboard. Double glazed window and French doors to the rear garden.

First Floor Landing

Built-in airing cupboard. Access to loft.

Bedroom 1 12' 3" x 8' 7" (3.73m x 2.61m)

Radiator. Double glazed window to rear.

Bedroom 2 11' 9" x 8' 8" (3.58m x 2.64m)

Part wood panelling to one wall. Radiator. Double glazed window to front.

Bedroom 3 8' 9" x 5' 6" (2.66m x 1.68m)

Plus built-in wardrobes. Radiator. Double glazed window to rear.

Bathroom 7' 6" x 6' 2" (2.28m x 1.88m)

Re-fitted with a white suite of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiling to splashbacks and floor. Extractor fan. Radiator. Obscure double glazed window to front.

Outside

The property is approached via a paved footpath. Whilst the sellers have made a feature of the portion of land on the far side of the path this does not form part of their title but as it has never been properly maintained the sellers wanted to improve the outlook at the front. The rear garden has been attractively landscaped to include and area of decking with artificial grass bordered by sleepers with inset solar lighting. A gate at the rear gives access to parking for 2 cars.

Tenure

Freehold



Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

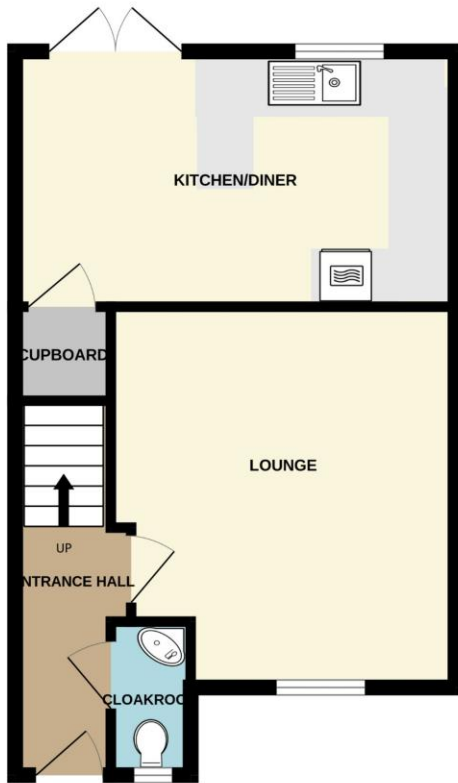
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,

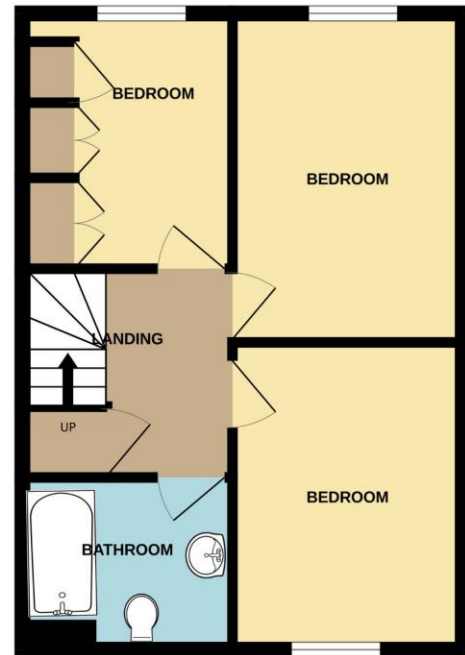
Energy Rating TBC



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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