

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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*Baytree View*

*£250,000*

- \* *Semi Detached on Corner Plot*
- \* *2 Double Bedrooms*
- \* *Views to Front Aspect*
- \* *Garage in a Block*
- \* *Gardens & Workshop*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 6 Baytree View, Weston-s-Mare, BS22 8JR

### Description

A rare opportunity to acquire a semi detached house, tucked away in a 'no through road' but fronting onto Baytree recreational ground with lovely views across. The double glazed and gas centrally heated accommodation is currently arranged with 2 'double' bedrooms and '2' toilets, however, there is potential to adapt into a '3' bed if desired. The lounge/diner measures an impressive 22' in length and a useful utility complements the separate kitchen. There is a workshop in the enclosed rear garden and the property is offered with the benefit of 'no onward chain'.

### Accommodation

#### Entrance

UPVC double glazed front entrance door opening to

#### Entrance Hall

Staircase to the first floor. Radiator. Obscure double glazed window to front. Doors to lounge/diner and to

#### Downstairs Shower Room 5' 10" x 5' 8" (1.78m x 1.73m)

Mains shower with glazed screen, pedestal wash hand basin and low level WC. Radiator, tiled walls. Obscure double glazed window.

**Lounge/Diner** 22' 4" x 10' 7" (6.80m x 3.22m) reducing to 7'7". A dual aspect reception room with double glazed windows to front and rear aspects with views to Baytree recreational ground to the front. Tiled fireplace, 2 radiators. Coved ceiling.

**Kitchen** 8' 10" x 6' 10" (2.69m x 2.08m) Wall and base units with roll edge work surfaces, sink unit with mixer tap and tiling to splash backs. Space for cooker. Radiator. Double glazed window to rear aspect. Door to

**Utility** 6' 5" x 6' 0" (1.95m x 1.83m) A useful space housing the gas fired boiler. Plumbing for washing machine. Double glazed windows and doors to both front and rear.

#### First Floor Landing

Double glazed window to side aspect.

**Bedroom 1** 13' 7" x 11' 0" (4.14m x 3.35m) including eaves storage cupboard. Radiator. Coved ceiling. Double glazed window to front aspect enjoying views across Baytree recreational ground.

**Bedroom 2** 12' 1" x 11' 0" (3.68m x 3.35m) plus recess. Built-in cupboard housing the hot water tank. 2 radiators, smooth ceiling finish. 2 double glazed windows to rear aspect.

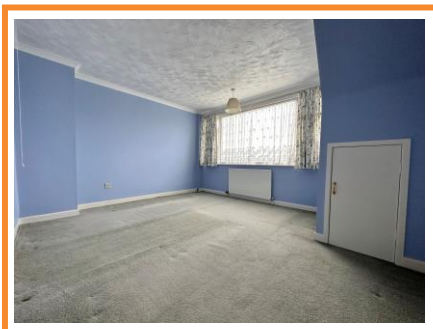
**Cloakroom** 5' 8" x 4' 10" (1.73m x 1.47m) plus useful eaves storage cupboard. Low level WC and pedestal wash hand basin, extractor fan. 'Velux' window.

#### Outside

The property occupies a corner position, the front garden is enclosed with low level walling. The rear garden is enclosed with a combination of walling and fencing, laid to artificial grass and stone chippings, for low maintenance, complemented with raised planters. There is a useful workshop at the bottom of the garden, measuring 12'5" 4'2" approximately, incorporating a work bench. Double glazed window affording natural light, plus UPVC personal door. A garage, being the end one of a block opposite, belongs to this house.

#### Tenure

Freehold, council tax band is 'C'.



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.

## View to Front Aspect



## Garage in a Block

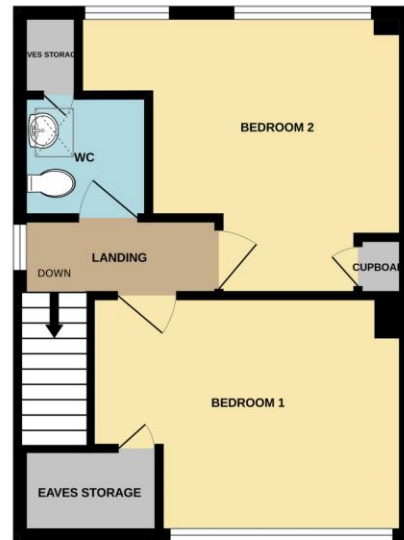


The energy rating for this property is D.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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