



Highfield, 112 Worlebury Hill Road, Weston-Super-Mare, North Somerset, BS22 9TG



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Highfield, 112, Worlebury Hill Road, Weston-Super-Mare, North Somerset, BS22 9TG

Monthly Rental Of £2,500

A commanding four bedroom detached partly-furnished hillside residence set in approximately 2 Acres of land David Plaister Ltd are delighted to offer this commanding four bedroom detached hillside residence located in the sought after area of Worlebury, boasting spectacular views. The property comprises of flexible living areas to suit family life, including three reception rooms plus a kitchen / breakfast space, downstairs shower room, utility room, cloakroom, study, four bedrooms including a master bedroom with En-Suite and fitted wardrobes, main family bathroom, balcony and dressing room. The property further benefits from a super detached garage and workshop. As you approach the property you are greeted with solid metal and composite gates providing a private and secluded entrance with a gravel driveway sweeping towards the property providing ample off-street parking areas. The surrounding gardens are mostly laid to lawn with an abundance of mature trees shrubs and hedging, a fantastic greenhouse for those who enjoy green fingered tendencies. To the rear of the property there is a sloping garden area with various flowerbed borders enjoying approximately southerly facing aspects and a tremendous view across Weston-super-Mare and the Mendip Hills beyond. Immediately to the rear of the property there is a fantastic slab patio area idyllic for entertaining and relaxing. EPC rating: D. Council Tax band: G. Holding deposit of 1 weeks rent applies (£530.77). Tenancy deposit equal to 5 weeks rent (£2,653.85). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties) The area of Worlebury Worlebury offers many attractive characteristics to prospective residents, and homes in this desirable area are most sought after. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. A round of golf at the prestigious Worlebury Golf Club is favoured by many in the area, with well-manicured grounds and a busy and sociable club house. Take a short walk up Worlebury Hill to discover the fantastic views across to Sand Point and Brean Down, as well as a panoramic view of Weston Bay. Weston Woods is also close by which covers an area of 130 hectares dominating the northern skyline of Weston-super-Mare. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle and Milton train stations are also close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts. Viewing this unique home is highly recommended as properties like this do not come to market often!

- **A commanding four bedroom detached partly-furnished hillside residence set in approximately 2 Acres of land**
- **Flexible living areas offering three reception rooms plus the kitchen dining space**





Accommodation

Entrance

A timber single glazed entrance door into entrance hallway.

Entrance Hallway

A commanding and inviting entrance area with doors to principal rooms, useful storage cupboard, coved ceiling, ceiling light, radiator.

Living Room 19' 1" x 12' 2" (5.81m x 3.71m) approx. (plus 3.84m x 2.75m)

Light and bright living space with aluminium double glazed windows offering spectacular views across the rear gardens, UPVC double glazed windows and sliding patio door. Wood burner stove with decorative stone surround, various ceiling lights.

Dining Room 12' 0" x 12' 1" (3.67m x 3.68m)

UPVC double glazed windows and patio doors onto rear patio area, radiator, picture rail, coved ceiling, ceiling light, two radiators.

Shower Room 6' 4" x 5' 4" (1.92m x 1.62m)

Tiled flooring and tiled walls, low-level WC, walk in style electric shower, wash hand basin and pedestal fan, ceiling light, heated towel rail.

Kitchen / Breakfast Room 23' 6" x 10' 6" (7.17m x 3.19m)

Part tiled flooring, a range of wall and floor units with worktops and splashbacks over, four ring electric hob with oven under, stainless steel sink and drainer, various UPVC double glazed windows, useful pantry style cupboards, radiator, ceiling spotlights and ceiling light, door to utility room.

Utility Room 11' 5" x 7' 10" (3.49m x 2.38m) (plus 2.21m x 1.06m)

Tiled flooring, aluminium double glazed door to rear, units with worktops and stainless steel sink and drainer over, space and plumbing for appliances, ceiling light, door to cloakroom and door to study room.

Cloakroom 5' 10" x 3' 9" (1.77m x 1.15m)

Low-level WC, wash hand basin and pedestal, UPVC double glazed window, roof access hatch, ceiling light.

Study 13' 4" x 11' 8" (4.06m x 3.56m)

With dual aspect UPVC double glazed windows, radiator, ceiling light.

Stairs with timber balustrade rising from entrance hallway to first floor landing

First Floor Landing

With doors to first floor rooms, fixed UPVC double glazed window, radiator, roof access hatch, ceiling lights.

Bathroom 11' 5" x 5' 4" (3.48m x 1.63m) (plus cupboard and plus shower)



Balcony

Enclosed by metal railings and laid to tile.

Dressing Room 12' 3" x 3' 5" (3.73m x 1.04m)

With sloping ceiling, fitted cupboards, ceiling light.

Bedroom Three 11' 5" x 10' 7" (3.49m x 3.22m)

UPVC double glazed windows, radiator, coved ceiling, vanity unit with wash hand basin, radiator, ceiling light.

Bedroom Four 14' 11" x 8' 8" (4.54m x 2.64m)

UPVC double glazed window, radiator, wash hand basin over vanity unit, ceiling lights.

Outside

As you approach the property you are greeted with solid metal and composite gates providing a private and secluded entrance with a gravel driveway sweeping towards the property providing ample off-street parking areas. The surrounding gardens are mostly laid to lawn with an abundance of mature trees shrubs and hedging, a fantastic greenhouse for those who enjoy green fingered tendencies. To the rear of the property there is a sloping garden area with various flowerbed borders enjoying approximately southerly facing aspects and a tremendous view across Weston-super-Mare and the Mendip Hills beyond. Immediately to the rear of the property there is a fantastic slab patio area idyllic for entertaining and relaxing.

PLEASE NOTE

Please note, the property is on a private drainage system. Please note, there is also another garage located on the property which is excluded from the tenancy.

Garage / Workshop 21' 10" x 13' 11" (6.66m x 4.23m)

A detached double garage/outbuilding with the garage consisting of an up an electric up and over garage door, door two useful workshop rooms, power supply and lighting.

Workshop Room 16' 7" x 11' 11" (5.05m x 3.62m) (plus 1.09)

Various UPVC double glazed windows, ceiling lights, timber door to rear garden, door to cloakroom. Power supply points.









Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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