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Harris & Lee

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.....a fresh approach with over 50 years experience



Southern Outskirts

£315,000

- * *Detached Chalet Residence*
- * *Spacious Open plan Kit/Diner*
- * *4 Double Beds with En-suites*
- * *Utility & Study*
- * *22' Lounge with Wood burner*
- * *South Facing Rear Garden*



114 High Street, Worle, BS22 6HD

Description

This extended Detached Chalet residence has a number of features which are sure to appeal to the growing family. All 4 double bedrooms have en-suite facilities, the lounge which measures 22'3" x 16'4" has an Inglenook fireplace with wood burner and the rear garden faces south and backs onto wooded hillside. There is ample parking to the front and views across Weston. Situated in an elevated position on the southern outskirts of Weston and within reach of the beach at Uphill, local shops and the Town centre offering a wide choice of amenities.

Accommodation

Reception hallway

Half glazed door. Radiator. Understair cupboard. 2 wall lights. Double glazed window to front. Feature spindle staircase to first floor accommodation. Door to

Inner Hallway

2 shelved recesses with lighting. Space for hanging coats.

Cloakroom

Suite of pedestal wash hand basin and low level wc. Tiled splashbacks. Double glazed window to rear.

Utility room

Roll edge worktop. Space for washing washine and tumble dryer. Radiator. Extractor fan. Double glazed window to rear.

Georgian style double doors from reception hall to

Lounge 22' 3" x 16' 4" (6.78m x 4.98m) narrowing to 14' 10" Feature brick faced Inglenook fireplace with woodburning stove and wooden lintel. 2 radiators. Coved ceiling. TV point. Dual aspect with double glazed windows to front with views across Weston to the hillside and to the rear over the garden.

Dining Room 15' 9" x 8' 8" (4.8m x 2.64m)

Radiator. Shelved cupboard. Double glazed window to rear and overlooking the rear garden. Opening to

Kitchen 13' 6" x 10' 3" (4.11m x 3.12m) Breakfast bar dividing the Dining Room and Kitchen. Fitted with a range of floor and wall units with roll edge worksurfaces. One and a half bowl stainless steel sink unit with twin mixer tap. Integrated dishwasher. Plumbing and space for American style fridge/freezer. Space for range cooker with stainless steel cooker hood. Gas cooker point. Double glazed window to front with views to Weston Hillside. Georgian style glazed doors to reception hall and

Rear Hallway

Bedroom 5/study 10'10" x 8' 4" (3.3m x 2.54m)

Built in cupboard. Radiator. Telephone point. Double glazed window to front with views to Weston Hillside.

Galleried First Floor Landing

Radiator. Double glazed window to front with views to Weston Hillside.

Bedroom 1 13' 8" x 13' 0" (4.17m x 3.96m)

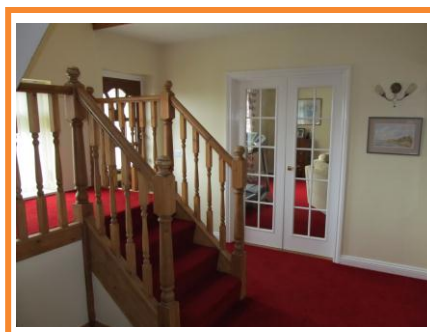
Radiator. Telephone point. Double glazed window to front with views to Weston Hillside. Door to walk-in wardrobe with shelving, hanging space, radiator and light. Door to

En-suite Bathroom

White suite of panelled bath with cushioned head rests at either end, corner shower enclosure with mains shower, pedestal wash hand basin and low level wc. Ladder style radiator. Extractor fan. Double glazed window to rear.

Bedroom 2 11' 4" x 8' 7" (3.45m x 2.62m)

Radiator. Spotlights. Double glazed window to rear. Door to



En-suite shower room.

Tiled shower enclosure with mains shower, pedestal wash hand basin and low level wc. Ladder style radiator. Extractor fan. Shaver point. Spotlighting. Double glazed window.

Bedroom 3 10' 1" x 11' 9" (3.07m x 3.58m) plus recess and narrowing to 8'11" Radiator. Spotlighting. Eaves storage space. Double glazed window to front with views to Weston Hillside. Door to

En-suite shower room

Tiled shower with mains shower. Pedestal wash hand basin and low level wc. Shaver point. Extractor fan. Ladder style radiator. Double glazed window to side.

Bedroom 4 10' 5" plus door recess x 9' 4" (3.18m x 2.84m) Radiator. Laminate flooring. Spotlighting. Eaves storage space. Double glazed window to rear with views over the garden. Door to

En-suite shower room

Corner shower enclosure with mains shower. Pedestal wash hand basin and low level wc. Tiled splashbacks. Ladder style radiator. Double glazed window to rear.

Outside

The property has a right of access via a driveway from the road and this leads up to a parking/turning bay and opens into the private driveway laid to stone chippings and tarmac. There is space for 3/4 cars and a Detached Garage with up and over door, light and power. The front garden is laid mainly to lawn with a number of trees and shrubs. Side path with cold water tap and gate leads to the south facing rear garden which enjoys a good deal of privacy. There is a concrete path with stone retaining wall and steps up to a paved patio. The remainder of the garden is laid mainly to lawn with a natural stone boundary wall to the rear which borders a wooded hillside. Shed and ornamental pond.

Energy Performance Certificate

18, Oldmixon Road WESTON-SUPER-MARE BS24 9PA

Dwelling type: Detached house Reference number: 8772-6625-9080-9839-0922
 Date of assessment: 21 May 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 May 2012 Total floor area: 187 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,438
Over 3 years you could save	£615

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£315 over 3 years	£225 over 3 years	You could save £615 over 3 years
Heating	£2,775 over 3 years	£2,382 over 3 years	
Hot Water	£348 over 3 years	£216 over 3 years	
Totals	£3,438	£2,823	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

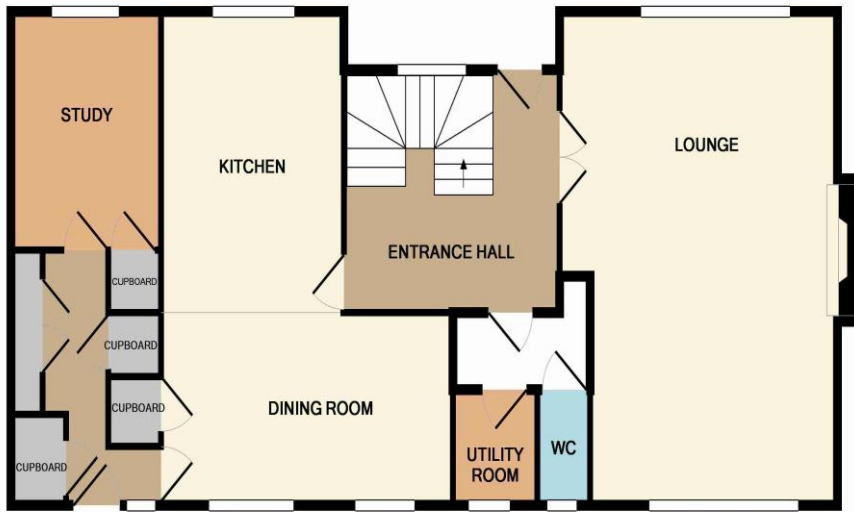
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

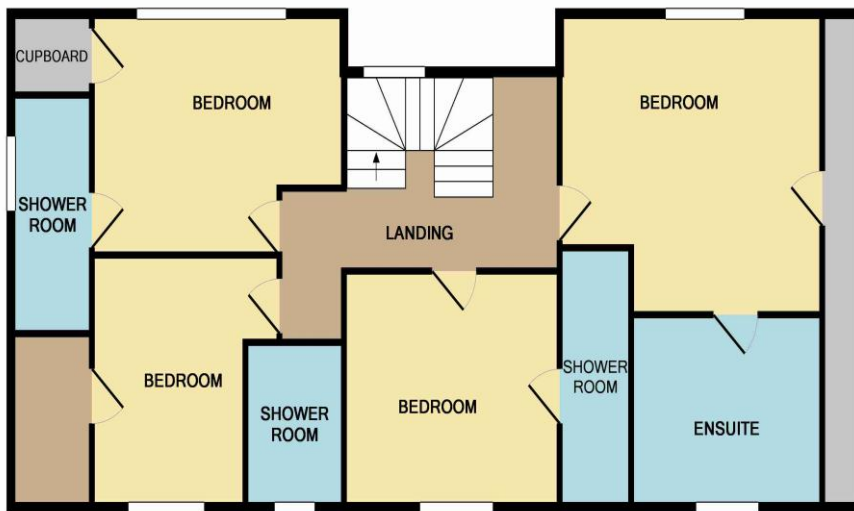
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£417	✓
2 Low energy lighting for all fixed outlets	£30	£75	✓
3 Solar water heating	£4,000 - £6,000	£117	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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