

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Cardigan Crescent

Offers Over £300,000

- * Detached Bungalow
- * Favoured Location
- * 18' Kitchen/Breakfast Room
- * 2 Double Bedrooms
- * 17' Living Room
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

5 Cardigan Crescent, Milton, Weston-s-Mare, BS22 8NS

Description

There is 'no onward chain' with this link detached bungalow, situated in this very sought after level position, ideal for local shops and facilities in Milton. The double glazed and gas centrally heated accommodation features a good size hallway, 17' separate southerly facing living room, plus an 18' kitchen/breakfast room. Both bedrooms can be considered as 'doubles' and many will appreciate the addition of a useful 27' side porch/covered utility area. There is driveway parking leading to the garage and attractive views to the rear aspect towards Weston Hillside and Worlebury. Milton train station is also in close proximity, in addition to a regular bus service.

Accommodation

Entrance

Recessed obscured double glazed side entrance door with adjacent side panel opening to

Entrance Hall 14' 5" x 4' 10" maximum (4.39m x 1.47m) plus built-in cupboard. Radiator. Coved ceiling. Access to loft space.

Living Room 17' 0" x 11' 8" (5.18m x 3.55m)

Fireplace with electric fire, hearth and surround. 2 radiators. TV point. Coved ceiling. Double glazed window to front aspect.

Kitchen/Dining Room 18' 1" x 8' 10" maximum (5.51m x 2.69m) including built-in cupboard to one wall. Fitted range of wall and base units with roll edge worksurfaces. Single drainer stainless steel sink unit with mixer tap over and tiling to splashbacks. Built-in double oven and electric hob with cooker hood over. Space for washing machine and fridge. Radiator. Double glazed window to front aspect. Double glazed door leading through to

Side Utility/Porch 27' 9" x 3' 8" (8.45m x 1.12m)

A useful additional space with double glazed doors to both front and rear gardens. Tiled floor. Cold water tap.

Bedroom 1 11' 11" minimum x 10' 9" (3.63m x 3.27m) plus fitted double wardrobe to one wall. Radiator. Coved ceiling. 2 double glazed windows to rear aspect.

Bedroom 2 10' 8" x 9' 11" (3.25m x 3.02m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

Comprising bath, pedestal wash hand basin and low level WC. Radiator. 2 obscure single glazed windows to side aspect.

Outside

The front garden is enclosed with low level brick walling, laid principally to chippings for ease of maintenance complimented with established shrubs. An adjacent driveway provides off-road parking and leads to the GARAGE attached to the side of the property, measuring 15'3" x 8' (4.64m x 2.44m) approximately. Power and lighting. Window and door to rear. The rear garden is enclosed and laid principally to patio and grass with shrub borders and garden shed.

Tenure

Freehold, council tax band is 'D'.

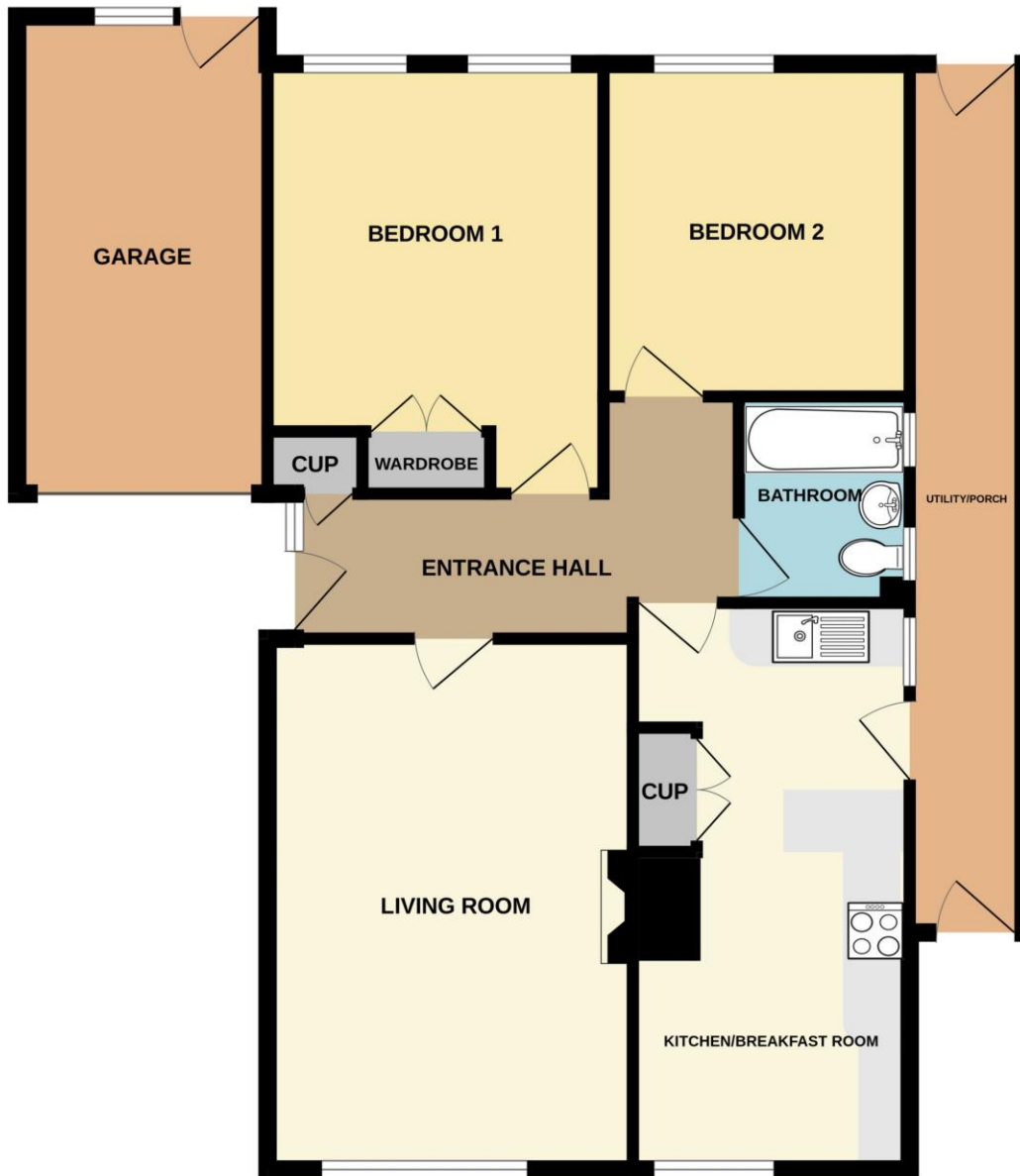
Other Material Information

Gas central heating and double glazing. GOV.UK illustrates a low risk of flooding from rivers and sea, low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 27-40mbps, source: Openreach.



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.

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here measurements