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Harris & Lee

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Helping you move with 100 years combined staff experience



Town Centre

£235,000

- * First Floor Flat
- * Private Entrance
- * Close To Shops & Transport Links
- * 3/4 Bedrooms
- * 1/2 Reception Rooms
- * Near Weston Sea Front



114 High Street, Worle, BS22 6HD

10a Albert Quadrant, Weston-super-Mare, BS23 2QY

Description

This beautiful, bright, Victorian first floor flat sits on a slightly elevated position in Weston-Super-Mare. Full of character and charm. The flexible accommodation boasts, private entrance, 3 bedrooms, 2 reception rooms and could easily be used as a 4 bedroom property, Kitchen, dining room, entrance hall and 2 W.C's. Close to the Town Centre, Transport Links and The Sea Front. Early Viewing Advised!!

Accommodation

Entrance

Staircase rising to own private entrance.

Entrance Hall

Composite double glazed front door, with glass panel. Radiator. Coved ceiling. Door to storage cupboard. Staircase rising to main hallway. Door to

Cloakroom

Obscure uPVC double glazed window to side. Vinyl floor covering. Radiator. Low level W.C. Vanity wash hand basin.

Entrance Lobby

A bright and airy entrance, with high ceilings and doors to all rooms. Radiator. Decorative ceiling rose, feature coved ceiling.

Kitchen/Diner 14' 4" x 10' 2" (4.37m x 3.10m) Fitted with a range of wall mounted and base units, with roll edge worksurfaces and tiling to splashbacks. One and a half bowl sink and drainer unit with central mixer taps. 4 Ring gas hob with cooker hood over, built in oven. Space for under counter appliance. Integrated dishwasher (disconnected as not in use) Picture rail, spot lights. Coved ceiling. Ceiling fan. Dado rail. Radiator. Door to

Storage Cupboard

Housing 'Ideal' gas combination boiler for domestic hot water and central heating, space and plumbing for washing machine

Lounge

 15' 1" x 14' 11" (4.59m x 4.54m)

A dual aspect sunny room, with uPVC double glazed windows to front and side. Picture rail. Decorative ceiling rose. Coal effect gas fireplace with wooden hearth and tiled surround. Radiator.

Bedroom 1

 14' 3" x 12' 2" (4.34m x 3.71m)

Dual aspect uPVC double glazed windows to side and rear, picture rail, coved ceiling. Radiator.

Bedroom 2

 14' 3" x 8' 2" (4.34m x 2.49m)

uPVC double glazed window to rear. Picture rail. Radiator. Loft hatch giving access to part board attic space, with loft ladder and light.

Bedroom 3/Study

 14' 10" x 7' 1" (4.52m x 2.16m)

uPVC double glazed window to front. Wood flooring. Coved ceiling. Radiator. Door to lounge.

Reception Room/Bedroom

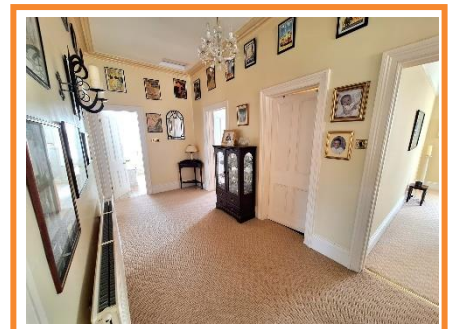
 15' 1" x 12' 4" (4.59m x 3.76m)

A dual aspect room with double glazed windows to front and side with views, currently used as a dining room. Picture rail, coved ceiling. Decorative ceiling rose. Radiator.

Bathroom

 9' 11" x 7' 3" (3.02m x 2.21m)

Comprising a white suite of panelled bath with mixer taps, part tiled walls, low level W.C. Vanity wash hand basin, Fully tiled shower cubicle with mains shower over (which needs attention) Radiator, picture rail. Obscure uPVC double glazed window to side. Vinyl floor covering. Spot lights.



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.

Tenure

Leasehold.

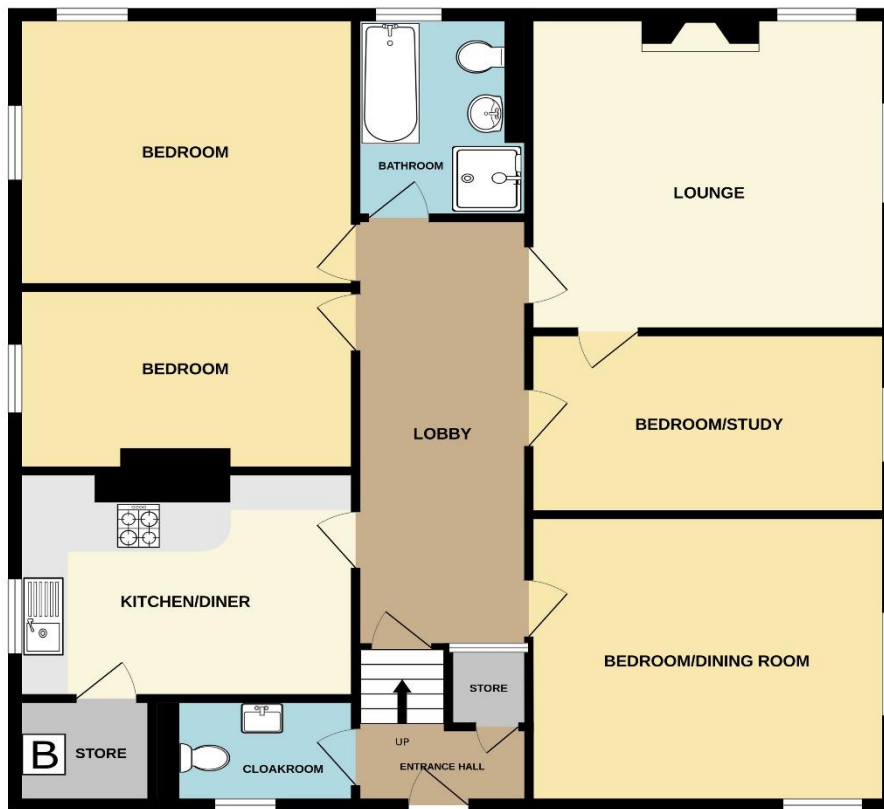
Material Information

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.
Please note, parking for this property is on road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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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