

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Hillside

OIEO £239,950

- * *Impressive First Floor Flat*
- * *Off Road Parking Space*
- * *2 Double Bedrooms*
- * *Useful 25' x 13' Loft*
- * *Superb Coastal Views*
- * *Gas Central Heating*



114 High Street, Worle, BS22 6HD

Description

Superb far reaching southerly views, from this 2 'double' bedroom flat, which stretch across Weston Town and Sea Front towards the Bristol Channel, Uphill Village and beyond. Rotary Court is a large Detached Victorian building set in an elevated position on Weston Hillside approached via a winding driveway and an allocated off road parking space can be found near the main entrance. The well presented accommodation features a 19'4" x 16'2" southerly lounge with bay window to enjoy those views, the smallest bedroom measures 15'5" x 12'4" and a fixed wooden ladder in the lounge provides access to a 25' x 13' approx. LOFT which has skylights and is carpeted. Head height is restricted in the loft, however, this is a very useful space and adds flexibility to the main accommodation.

Accommodation

Entrance

Communal entrance, with intercom entry system, to communal hallway with stairs to first floor and door to flat no.8.

Entrance Hall

Entry phone, coved ceiling. Access to Kitchen, Bedroom 1 and to

Lounge 19' 4" into bay x 16' 2" (5.89m x 4.92m)

A southerly facing reception room with bay window enjoying far reaching views across Weston Town and Sea Front towards Uphill village and beyond. Feature fireplace with tiled hearth. Picture rail, coved ceiling, radiator, TV point. A particular useful feature is a fixed wooden ladder providing access to LOFT which has skylights providing natural light and has also been carpeted. The LOFT does have limited head height but measures 25' x 13' approximately, naturally ideal for storage but possibly office or hobby space.



Kitchen 11' 0" x 6' 4" (3.35m x 1.93m) Fitted range of wall and base units with roll edge work surfaces, stainless steel sink unit with mixer tap over and tiling to splash backs. Space for washing machine and upright fridge/freezer. Fitted 4 ring electric hob with cooker hood over. Cupboard with louvre doors. Serving hatch to lounge looking towards the bay window therefore enjoying lovely views. Steps down from kitchen to

Inner Hall

Radiator. Doors to bathroom and to

Bedroom 2 15' 5" x 12' 4" (4.70m x 3.76m) A southerly facing room with 2 sash windows enjoying far reaching town and coastal views. Radiator, 2 wall light points.

Bathroom 8' 1" x 5' 8" (2.46m x 1.73m) Comprising panelled bath with 'Triton' shower over, pedestal wash hand basin and low level WC. Heated towel rail, partly tiled walls, light with shaver socket, extractor fan, painted wood flooring, obscure double glazed window to rear aspect.

Bedroom 1 16' 5" x 13' 10" (5.00m x 4.21m) Parquet style flooring, coved ceiling, picture rail, fitted double wardrobes to either side of bed space with over head cupboards between. Pedestal wash hand basin with tiled splash back. Radiator, window to side aspect.



Outside

Rotary Court is a detached building set in an elevated position on Weston Hillside and a feature winding shared drive leads up to an allocated parking space close to the main entrance.

Tenure

Leasehold. 999 year lease from November 1982. Service charge is £2050 per annum to include ground rent and buildings insurance. Council tax band is 'C'.

Other Material Information

Gas central heating and mainly single glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of up to 330mbps, source: Openreach. Ultrafast due between now and Oct 2026.

The energy rating for this property is 'D'.

GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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.

Made with Metropix ©2024