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Estate Agents

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Harris & Lee

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North Worle £212,500

- * S/detached Retirement Bungalow
- * Conservatory
- * 19'7" Lounge/Diner
- * Night Storage Heating
- * 2 Bedrooms
- * No Chain



114 High Street, Worle, BS22 6HD

16 Kelston Gardens, Worle, Weston-super-Mare, BS22 7FP

Description

A tucked away position on a popular and well managed retirement development in North Worle and conveniently placed for access to local shops and a regular bus service. A semi-detached bungalow benefiting from a 19'6" lounge/diner, 2 bedrooms, bathroom and a double glazed conservatory opening onto the rear garden. A footpath and private gated access for the residents of Kelston and Lansdown Gardens gives access to the footpath running along the River Banwell.

Accommodation

Recessed Porch

Store cupboard. Part glazed door to.

Entrance Hall

Night storage heater. Carelink emergency system with pull cords in each room. Access to loft.

Lounge/Diner 19' 6" x 9' 7" (5.94m x 2.92m)

Night storage heater. Coved ceiling. Dual aspect double glazed windows to front and side.

Kitchen 10' 5" x 7' 8" (3.17m x 2.34m)

Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Single drainer stainless steel sink unit. Space for washing machine, electric cooker and upright fridge/freezer. Wall mounted electric heater. Glazed window to rear. Part glazed door to

Conservatory 9' 11" x 6' 2" (3.02m x 1.88m)

Cold water tap. Double glazed door to the garden.

Bedroom 1 10' 5" x 10' 1" (3.17m x 3.07m)

Night storage heater. Double glazed window to rear.

Bedroom 2 9' 8" x 6' 8" (2.94m x 2.03m) Plus door recess and airing cupboard with the hot water cylinder. Electric heater. Double glazed window to front.

Bathroom 7' 1" x 5' 6" (2.16m x 1.68m)

Panelled bath with electric shower over pedestal wash hand basin with cupboards and low level WC. Electric heater. Obscure window to rear.

Outside

The front garden is laid mainly to lawn with a paved footpath leading to the front door. The rear garden is laid to paving, lawn and enclosed by fencing. Access at the side of the Bungalow leads to a gate and a footpath running along Banwell River. This access is solely for the residents of Kelston & Lansdown Gardens and each owner has a key to this gate.

Tenure

Freehold subject to a Management Charge that includes grass cutting, window cleaning and maintenance of the communal areas.

Material Information

Minimum Age 60

We have been advised the following;

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,



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.

I hereby certify I have checked the accuracy of these particulars and confirm they are complete, not misleading and correct.

Signed: _____

Print Name: _____

Date: _____

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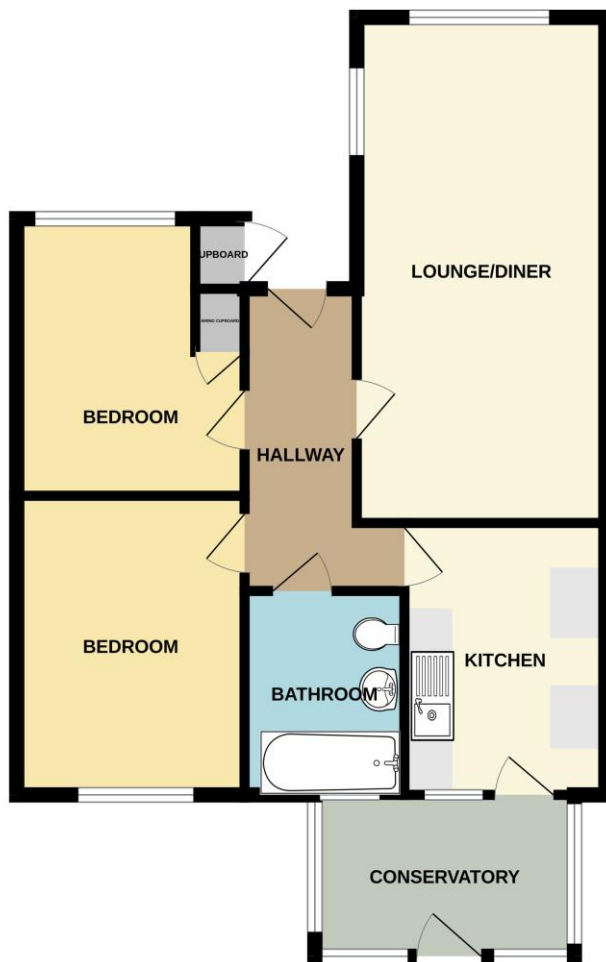
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GROUND FLOOR



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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