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Estate Agents

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Helping you move with 100 years combined staff experience



Hillside Location £220,000

- * Garden Flat With Views
- * 14'11" x 13' Lounge
- * 2 Double Bedrooms
- * 2 Bathrooms Plus Sep WC
- * Gas Central Heating
- * Patio and Decking to Rear



114 High Street, Worle, BS22 6HD

30B Bristol Road Lower, Weston-super-Mare, BS23 2PS

Description

A delightful and spacious garden flat with the entrance tucked away at the side of this impressive Victorian building. A convenient location being within reach of the Town Centre and Sea Front so no need to take the car. The well presented accommodation features 2 double bedrooms, 1 with an en-suite bathroom, 14'11" x 13' lounge, kitchen and 2nd bathroom. There is a door from the lounge opening onto the paved and decked area of garden enjoying view across Weston to the Mendip Hill.

Accommodation

Entrance Porch

Double glazed entrance door. Opening to

Entrance Hall

Laminate flooring. Tiled floor. Access to shallow storage space above the false ceiling.

Cloakroom

Low level WC and tiled floor.

Utility Room 11' 5" x 4' 3" max (3.48m x 1.29m)

Worktop. Wall mounted gas boiler for heating and hot water. Window to rear.

Lounge 14' 11" x 13' 0" (4.54m x 3.96m)

Fireplace as a focal point only. Radiator. Laminate flooring. Picture rail. Double glazed window and door to the patio.

Kitchen 11' 5" x 9' 10" (3.48m x 2.99m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer stainless steel sink unit with mixer taps. Space for washing machine and dishwasher. Built-in electric oven and hob with stainless steel splashback and cooker hood over.

Bedroom 1 13' 0" x 19' 3" (3.96m x 5.86m)

Radiator. Coved ceiling. double glazed window to rear with views towards the Mendip Hills.

Bedroom 2 14' 10" x 12' 6" max (4.52m x 3.81m)

Radiator. Double glazed bay window to side. Door to

En-suite Bathroom

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Extractor fan. Ladder style radiator. Down lighting. High level window to side.

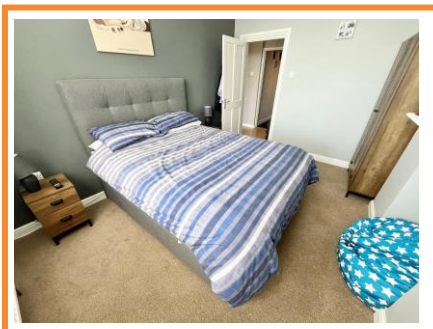


Bathroom

White suite of panelled bath with shower mixer taps pedestal wash hand basin and low level WC. Ladder style radiator. Tiled floor and splashbacks. Extractor fan.

Outside

A gate at the front of the building gives access to a footpath that leads across the front and down the side to the front door. A lockable gate then provides access to the rear garden laid to paving and decking and enjoying views across Weston to the Mendip Hills. A very pleasant place for entertaining and relaxing as it enjoys a sunny aspect for some of the day.



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- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

