

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle

£220,000

* *One Bedroom*

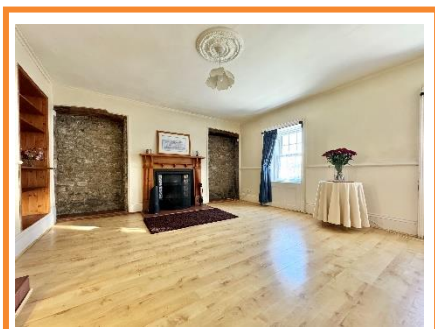
* *Worle Hillside*

* *Well Presented Cottage*

* *Tucked Away*

* *Private Front Garden*

* *NO CHAIN*



114 High Street, Worle, BS22 6HD

5 Spinners Cottage, Worle, Weston super Mare, BS22 9JB

Description

This charming one bedroom cottage, located at the top of the Scaurs just above Worle High Street is offered with no onward chain. Perfectly positioned for the high street and it's amenities. The spacious accommodation boasts 16' x 13' lounge with feature fireplace and exposed stone recesses. The bedroom measures an impressive 15'7 x 13'5. Externally there is a useful storage space to the side and a tranquil cottage garden. The 'tucked away' approach adds to the feel of the property making it almost like your own little retreat.

Accommodation

Entrance

Pathway through the front garden, leading to the front entrance door, timber framed and part glazed door.

Kitchen 18' 9" x 5' 11" (5.71m x 1.80m)

Fitted with a range of wall mounted and base units with worksurfaces over. One and a half bowl sink and drainer unit with central mixer taps. Window to rear aspect. Space for cooker, space for fridge/freezer. Breakfast bar, radiator. Tiled flooring. Staircase rising to first floor accommodation. Window over looking the front garden. Steps down to

Lounge 14' 8" x 13' 0" (4.47m x 3.96m)

Feature Sash windows to front aspect. Fireplace with tiled surround and quarry tiled hearth and mantle over. Feature stone recesses to either side. Built in dresser. Meter cupboard. Dado rail, shelved recess. Radiator.

First Floor Landing

Telephone point and socket. Window to rear aspect. Built in cupboard housing boiler.

Inner Lobby

Doors to

Bedroom 15' 1" x 13' 1" (4.59m x 3.98m)

2 Sash windows to front aspect with views down Hollow Lane. Built in cupboards. 2 radiators. Access to roof area. Built in wardrobe.

Bathroom 7' 5" x 6' 5" (2.26m x 1.95m)

Comprising suite of sunken bath with taps over, wash hand basin. W.C. Feature mirror. Window to rear aspect. Built in airing cupboard housing hot water tank.

Outside

Tucked away this property is approached through an archway leading to a cottage style garden, lovingly maintained by the owner. Enclosed by panelled fencing with ornamental rockeries, and mature plants.

Material information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

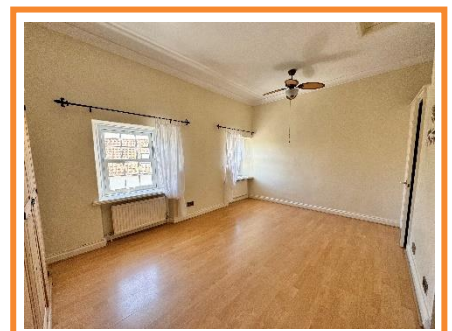
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

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

Tenure

Freehold.



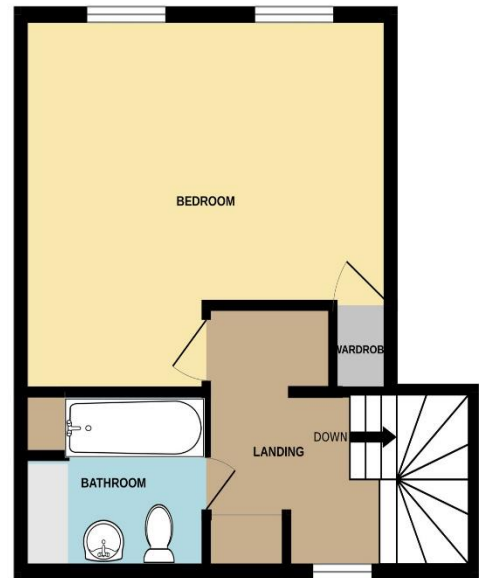
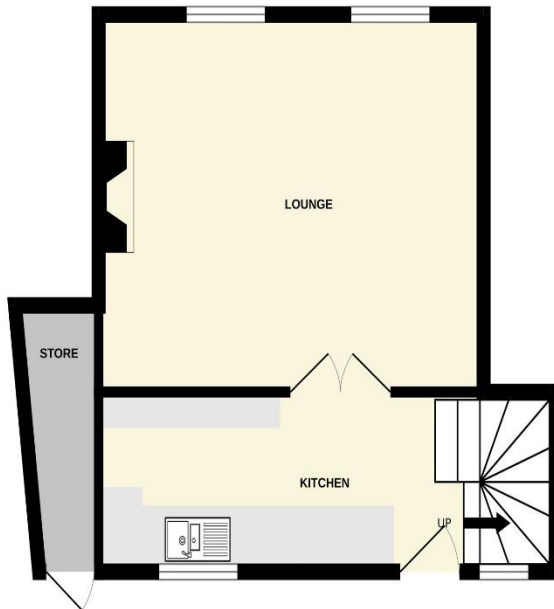
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

GROUND FLOOR

1ST 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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