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Worle

£300,000

- * Extended Detached House
- * 4 Bedrooms
- * 21' Living Room
- * 18' Kitchen/Dining Room
- * Garage in a Block Nearby
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

23 Brangwyn Square, Worle, Weston-s-Mare, BS22 6HU

Description

GREAT VALUE HOME WITH NO ONWARD CHAIN -

Extended 4 bedroom detached family house, tucked away in a 'child & pet friendly' position close to Worle High Street amenities. The flexible, gas centrally heated accommodation includes a 21' living room and 18'7" x 9'6" kitchen/dining room, in addition to the original 8'6" x 8'4" kitchen. The 9' bathroom on the first floor has been re-styled and many will appreciate the benefits of an additional separate WC. This home is effectively nestled between two cul-de-sacs, set away from the road, and there is a garage in a block close by, with parking in front of it. Rare to acquire a '4 bed detached house' in this price category.

Accommodation

Entrance

Obscure double glazed front entrance door to

Entrance Hall 13' 1" x 5' 10" (3.98m x 1.78m) including stairs rising to the first floor with built-in cupboard beneath. Obscure double glazed window to front. Further built-in cupboard.

Living Room 21' 9" x 12' 5" (6.62m x 3.78m) reducing to 9'8". 2 wall light points, 2 radiators. Double glazed window to front aspect. Multi pane glazed double doors through to the dining room.

Kitchen 8' 6" x 8' 4" (2.59m x 2.54m) increasing to 20'7" maximum. Fitted wall and base units, work surfaces, sink unit with mixer tap over and tiling to splash backs. Space for washing machine, tumble dryer and upright fridge/freezer. Space for 'Range' style cooker. Gas fired boiler. Double glazed window to side aspect. Open plan access to

Kitchen/Dining Room 18' 7" x 9' 6" (5.66m x 2.89m) maximum. Radiator. Double glazed window to rear aspect. Door to rear garden.

First Floor Landing

Built-in cupboard with louvre door. Further built-in cupboard. Obscure double glazed window to side.

Bedroom 1 10' 10" x 10' 1" (3.30m x 3.07m) plus door recess. Radiator, double glazed window to front aspect.

Bedroom 2 12' 8" x 9' 7" (3.86m x 2.92m) Radiator, double glazed window to rear aspect.



Bedroom 3 10' 9" x 9' 7" (3.27m x 2.92m) plus door recess. Radiator, double glazed window to side aspect.

Bedroom 4 8' 3" x 7' 10" (2.51m x 2.39m) including box over stair head. Radiator, double glazed window to front aspect.

Bathroom 9' 0" x 5' 7" (2.74m x 1.70m) plus recess. White suite of panelled bath with mixer shower and side screen, low level WC and wash hand basin with cupboards below and to side. Heated towel rail, obscure double glazed window.

Separate WC

Low level WC, window to side.



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.

Outside

Open plan front garden laid to grass, with pathway. Gated side access into the enclosed rear garden laid to grass. There is a garage located in a nearby block, measuring 16' x 8' approximately, with up and over door. There is parking facility in front of the garage.



Tenure

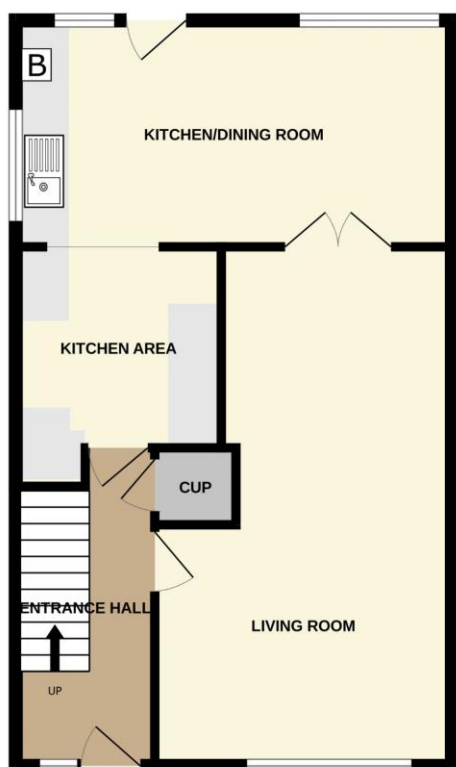
Freehold, council tax band is 'D'.

Other Material Information

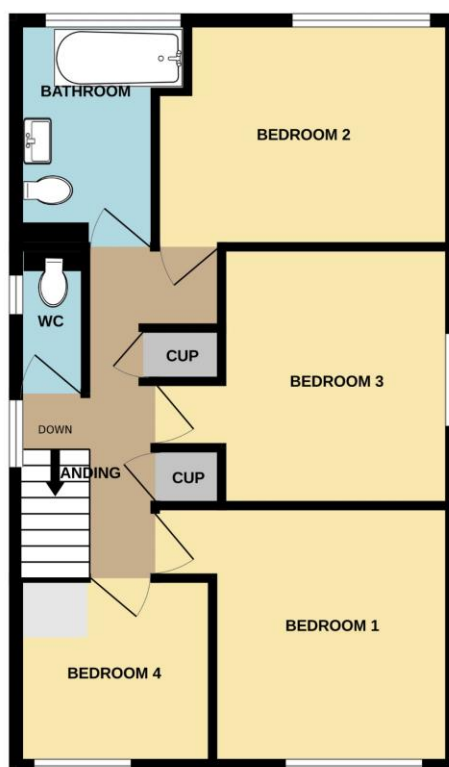
Gas central heating and mostly double glazed. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1800mbps, source: Openreach.

The energy rating for this property is 'D'.

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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