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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Woodside O.I.E.O £230,000*

- \* Mid Terrace Home
- \* Bathroom
- \* Lounge Opening to 15'8" Kit/Diner
- \* South Westerly Garden
- \* 3 Bedrooms
- \* Garage



114 High Street, Worle, BS22 6HD

## 6 Brent Close, Woodside, Weston-super-Mare, BS24 9XW

### Description

A 3 Bedroom House with a Garage for 230k! Situated in a 'no through road' position on the southern outskirts of Weston & Hutton Village, known as 'Woodside, Hutton'. The kitchen/diner measures 15'8" x 11' and many will appreciate the benefits of a south westerly facing rear garden. Weston General Hospital and the Loxton College Campus are in close proximity.

### Accommodation

#### Entrance Hall

Double glazed entrance door.

#### Lounge 12' 5" x 11' 4" max (3.78m x 3.45m)

Fireplace with coal effect electric fire. Understairs cupboard. Radiator. Almost fully floor to ceiling double glazed window to front providing lots of light into the room. Archway to

#### Kitchen/Diner 15' 8" x 11' 0" (4.77m x 3.35m)

Fitted with a range of floor and wall units with roll edge work surfaces and matching upstands. Single drainer 1 1/2 bowl stainless steel sink unit with mixer taps. Laminate flooring. Built-in electric oven and gas hob with stainless steel cooker hood over and tiling to splashback. Radiator. Double glazed window and French doors to rear.

#### First Floor Landing

Access to loft. Cupboard housing the gas combination boiler.

#### Bedroom 1 11' 11" x 7' 10" (3.63m x 2.39m)

Radiator. Double glazed window to rear.

#### Bedroom 2 10' 7" x 8' 5" (3.22m x 2.56m)

Radiator. Double glazed window to front.

#### Bedroom 3 7' 8" x 7' 0" (2.34m x 2.13m)

Radiator. Double glazed window to front.

#### Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to rear.

### Outside

The front garden is laid mainly to lawn with a paved path leading to the front door. The rear garden enjoys a south westerly aspect and is laid mainly to paving for ease of maintenance and enclosed by panelled fencing supported by concrete posts. A rear gate gives access to the garage with up and over door in a small compound closeby.

### Tenure

Freehold

### Material Information

We have been advised the following;

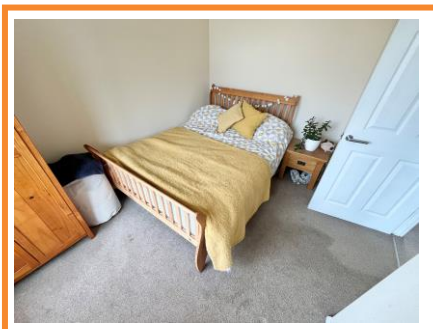
Gas- Mains

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.

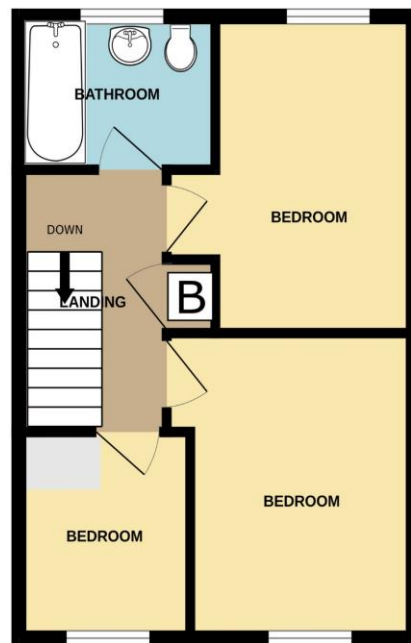
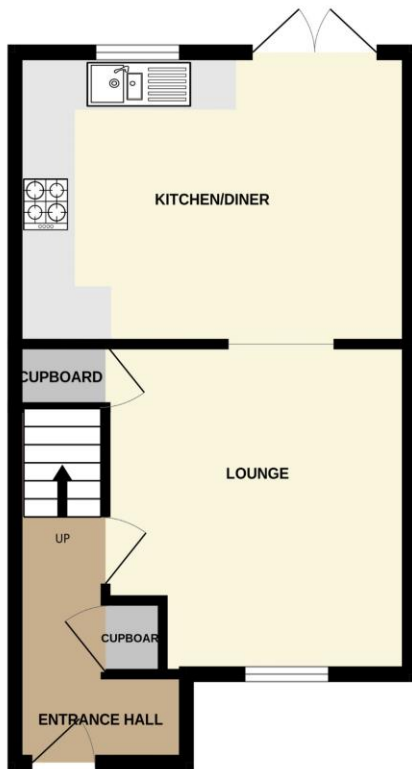


Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are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



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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