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Auction Price Guide £275,000

- * Substantial Victorian Detached
- * Bathroom & En-suite
- * 6 Bedrooms & 4 Reception Rooms
- * Corner Plot
- * Kitchen & Utility
- * Ample Parking.



114 High Street, Worle, BS22 6HD

14 Swiss Road, Weston-super-Mare, BS23 3AX

Description

Situated on the fringe of the Town Centre of Weston-super-Mare, this substantial detached Victorian residence has previously been run as a bed and breakfast. Whilst the accommodation is in need of extensive modernisation there is a huge amount of scope for the property to be adapted into a number of uses. A home and income comes to mind or providing an opportunity for dual occupancy. There is of course a good deal of flexibility within the layout but essentially there are 6 bedrooms, 3 reception rooms plus a kitchen, utility, bathroom and en-suite shower. The property stands on a corner plot and there is parking space for a number of vehicles.

Accommodation

Entrance Porch

Part glazed door to

Entrance Hall 27' 5" x 5' 10" (8.35m x 1.78m)

Radiator. Staircase to first floor accommodation.

Lounge 17' 2" x 12' 7" (5.23m x 3.83m)

Radiator. Bay window to side.

Dining Room 17' 1" x 12' 10" (5.20m x 3.91m)

Radiator. Bay window to side. Part glazed door to kitchen.

Sitting Room 17' 4" x 13' 11" (5.28m x 4.24m)

2 radiators. Bay window to front.

Bedroom 1 13' 1" x 13' 0" (3.98m x 3.96m)

Radiator. Window to rear. Door to

En-suite Shower 7' 11" x 7' 0" (2.41m x 2.13m)

Tiled shower enclosure with electric shower, pedestal wash hand basin and low level WC. Down lighting.

Radiator. Window to side.

Kitchen/Breakfast Room 13' 6" x 9' 8" average (4.11m x 2.94m) Range of wall and floor units. Double bowl stainless steel sink unit. Space for washing machine. Electric cooker point. Gas fired boiler for heating and hot water. Radiator. 2 windows to side. Door to

Utility Room 8' 6" x 7' 5" (2.59m x 2.26m)

Radiator. Window to side. Door to rear.

First Floor Landing

Bedroom 2 17' 1" x 12' 11" (5.20m x 3.93m)

Bay window to side.

Bedroom 3 17' 1" x 12' 4" (5.20m x 3.76m)

Dual aspect with windows to side and front.

Bedroom 4 13' 9" x 13' 0" (4.19m x 3.96m)

2 radiators. Window to rear.

Bedroom 5 17' 3" x 11' 3" (5.25m x 3.43m) 2 radiators.

Bay window to front.

Bedroom 6 9' 0" x 8' 7" (2.74m x 2.61m)

Plus shelved recess. Window to front.

Bathroom 8' 10" x 8' 10" (2.69m x 2.69m)

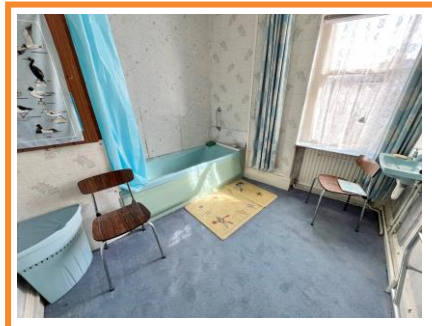
Suite of panelled bath with electric shower over and wash hand basin. Radiator. Shelved cupboard. Obscure window to side.

Separate WC

Window to side.

Separate WC

Wash hand basin. 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

The property occupies a corner plot with the front and side gardens laid mainly to lawn and screened from the road by a mature hedge. There is ample parking at the rear with a driveway accessible from Milburn Road. The area of garden is laid to grass and there is a lean-to Summerhouse. A partially enclosed passageway at the rear of the property gives access to a Garden Room 11'1" x 8'3" with window to side and rear. This rear backs onto the en-suite shower of the main house so could easily provide further accommodation.

Auction Terms

Modern T's & C's This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors. **Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above guide price.

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.

Energy Rating 'F'

