

Harris & Lee
Estate Agents

www.harrisandlee.net
01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Village

£149,995

- * Purpose Built First Floor Flat
- * Double Bedroom
- * 21'3" x 10'4" Carport
- * G/C Heating & D/Glazing
- * 21'4" Lounge/Dining Room
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

A purpose built first floor flat in Weston Village, benefitting from a 21' x 10' integral carport, incorporating built-in storage facility. An impressive 21' living room features dual aspect double glazed windows, plus offering lounge and dining area capability. The bedroom can be considered as a 'double' and of course gas central heating is present here. Many will appreciate that this particular example is situated in a southerly position within the building, affording the accommodation plenty of natural light, a lovely bright and airy feel, viewing is certainly recommended. A great starter home.

Accommodation

Entrance

Communal entrance with intercom entry system, door to communal hall and stairs to first floor. Door to

Entrance Hall

Built-in cupboard, radiator, intercom entry phone. Smooth ceiling finish.

Living Room 21' 4" x 10' 2" (6.50m x 3.10m) reducing to 7'4". A lovely bright and airy dual aspect open plan living space with double glazed windows. Smooth ceiling finish, 2 radiators. Square opening through to

Kitchen 8' 0" x 6' 9" (2.44m x 2.06m) Fitted wall and base units with roll edge work surfaces, sink unit with mixer tap over and tiling to splash backs. Fitted oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer.

Bedroom 10' 9" x 9' 3" (3.27m x 2.82m) including built-in cupboard. Smooth ceiling finish, radiator, double glazed window.

Shower Room 6' 5" x 5' 7" (1.95m x 1.70m) plus door recess. Shower cubicle with mains shower, wash hand basin with cupboard below and low level WC. Radiator, extractor fan, smooth ceiling finish. Tiled walls.

Outside

This property benefits from a carport, providing allocated and sheltered off road parking facility. The carport measures an impressive 21'3" x 10'4" maximum, including a built-in useful storage cupboard. The length measurement reduces to 17'5" up to the cupboard, which is still longer than an average garage.

Tenure

Leasehold. Term of 155 years from 1st June 2004. Ground rent is £50 per half year, £100 per annum Service charge is £74.87 per month. Council tax band is 'A'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a very low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 65-80mbps, source: Openreach.

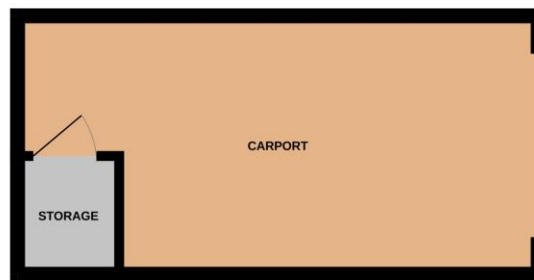
The energy rating for this property is 'C'.



Entrance



GROUND
210 sq.ft. (19.5 sq.m.) approx.



FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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.
Made with Metropix ©2024