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Jellicoe Court

OIRO £320,000

- * 3 Bed Detached House
- * D/Glazed Conservatory
- * Small Cul-De-Sac Position
- * 22' Sheltered Carport
- * Westerly Facing Rear Garden
- * 17' Garage & Parking



114 High Street, Worle, BS22 6HD

6 Jellicoe Court, Worle, BS22 9PG

Description

An opportunity to acquire a 3 bedroom detached house tucked away in a lovely small cul-de-sac position, benefitting from an enclosed rear garden which enjoys a westerly facing aspect. Not immediately obvious from the front is that double gates off the driveway open to a 22' sheltered carport as well as a 17' garage, with upgraded electrics. A good size conservatory, adds flexibility to the double glazed and gas centrally heated accommodation, which also includes that all important downstairs WC.

Accommodation

Entrance

Double glazed front entrance door to lobby. Doors to lounge and to

Downstairs WC

Low level WC and wash hand basin. Laminate flooring, radiator. Obscure double glazed window.

Lounge 17' 10" x 11' 0" (5.43m x 3.35m) including feature fireplace, with hearth and surround, housing a coal effect gas fire. Coved ceiling. Laminate flooring, 2 radiators. Double glazed window to front aspect. Arch through to

Dining Room 12' 8" x 9' 0" (3.86m x 2.74m) including stairs to first floor. Laminate flooring, radiator. Double glazed patio doors to conservatory and door to kitchen.

Conservatory 10' 10" x 10' 2" (3.30m x 3.10m) Double glazed windows set on low level walling, with double doors to the rear garden. Laminate flooring, radiator. Panelled roof providing welcome shade.

Kitchen 9' 4" x 8' 4" (2.84m x 2.54m) plus useful under stairs storage cupboard. Fitted wall and base units with roll edge work surfaces, inset sink unit with mixer tap over and tiling to splash backs. Space for cooker, washing machine and upright fridge/freezer. Radiator. Door to adjacent sheltered carport Double glazed window to rear aspect.



First Floor Landing

Access to loft space. Built-in cupboard housing the gas fired boiler. Double glazed window to side aspect.

Bedroom 1 11' 3" x 11' 0" (3.43m x 3.35m) including fitted wardrobes along one wall. Radiator, double glazed window to front aspect.

Bedroom 2 9' 9" x 9' 5" (2.97m x 2.87m) plus '2' useful over stairs built-in storage cupboards/wardrobes. Radiator, double glazed window to rear aspect.

Bedroom 3 8' 3" x 6' 7" (2.51m x 2.01m) Radiator, double glazed window to front aspect.

Bathroom

L-shaped bathroom with panelled bath and 'Mira' shower over, pedestal wash hand basin and low level WC. Radiator, double glazed window to rear aspect.



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 front garden has been laid to stone chippings to provide additional off road parking facility. An adjacent block paved driveway provides parking with double gates leading through to a useful sheltered carport area, measuring 22'9" x 9' approximately, with lighting. Access from here to the rear garden and also the garage via an up and over door. The garage measures 17' x 7'10" approximately and benefits from power and lighting with upgraded electrics and fusebox. The rear garden is enclosed and enjoys a westerly facing aspect, laid to stone chippings and patio for ease of maintenance. Raised borders and feature pergola. Outside tap.

Tenure

Freehold, council tax band is 'C'.

Other Material Information

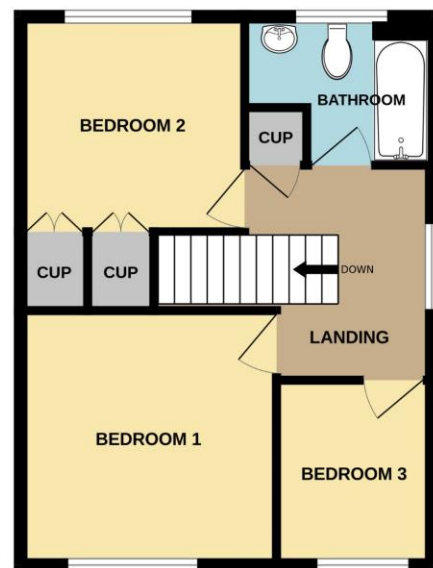
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a medium risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 60-80mbps, source: Openreach. Ultrafast full fibre scheduled from now until Dec 2026.

The energy rating for this property is 'C'.

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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