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Harris & Lee

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Worle Hillside

£325,000

- * *End of Terrace House*
- * *3 'Double' Bedrooms*
- * *2 Receptions*
- * *Long Drive to Garage*
- * *Split Level Rear Garden*
- * *Views to Front Aspect*



114 High Street, Worle, BS22 6HD

42 Pleshey Close, Worle, Weston-s-Mare, BS22 9DQ

Description

Rare opportunity to acquire a 3 'double' bedroom end of terrace house, with flexible accommodation arranged over '3' floors, in this favoured hillside address, off Balmoral Way. Pleshey Close is a 'no through road', backing onto woods with access at the end of the cul-de-sac to 'Helens Steps'. There are far reaching views from the front aspect towards Crook Peak and the Mendips Hills. A dining hall provides a useful 2nd reception and many will appreciate the size of the driveway providing plenty of off road parking, leading to an adjacent garage. Worle High Street amenities are in close proximity too. Offered with the benefit of 'no onward chain'.

Accommodation

Entrance

Steps to side porch, door opening into

Dining Hall 11' 2" x 9' 9" (3.40m x 2.97m) including stairs rising to the first floor with built-in cupboard beneath. Radiator.

Lounge 12' 10" x 11' 10" (3.91m x 3.60m) A dual aspect room with double glazed window to side aspect, plus bow bay window to front enjoying views towards Crook Peak in the distance.

Kitchen 11' 9" x 7' 10" (3.58m x 2.39m) Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Space for under counter fridge, freezer, dishwasher and washing machine. Integrated oven and electric hob with cooker hood over. Built-in pantry storage cupboard. Radiator. Double glazed window and door to rear.

First Floor Landing

Built-in cupboard. Staircase to the second floor.

Bedroom 1 12' 0" x 10' 8" (3.65m x 3.25m) including wardrobes, dressing table and overhead cupboards to one wall. Further built-in wardrobe. Radiator, double glazed window to front aspect enjoying views to Crook Peak and the Mendip Hills in the distance.

Bedroom 2 11' 10" x 7' 10" (3.60m x 2.39m) plus built-in cupboard/wardrobe. Radiator, double glazed window to rear aspect.

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m) White suite of panelled bath, with 'Mira' shower over, pedestal wash hand basin and low level WC. Radiator, obscure double glazed window to side.

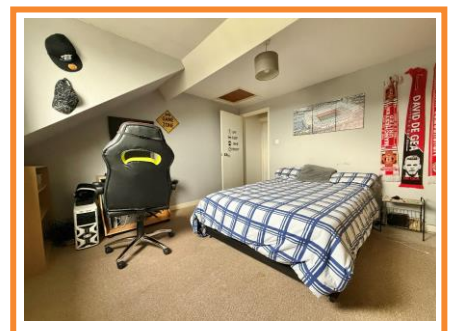
Second Floor Landing

Useful built-in, walk-in storage cupboard with access to eaves storage space.

Bedroom 3 12' 0" x 11' 10" (3.65m x 3.60m) including areas of sloping ceiling. Access to loft space. Radiator, double glazed window front aspect enjoying views to Crook Peak and the Mendip Hills in the distance.

Outside

Good size open plan front garden, laid to grass with flowers and shrubs. An adjacent driveway provides off road parking for several cars and leads to the garage with up and over door. The rear garden has character, being split level with 4 tiers. **NB. We are obliged to point out that the owner of the adjoining property has a right of access over this rear garden when needed.**



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.

Tenure

Freehold, council tax band is 'B'.

Other Material Information

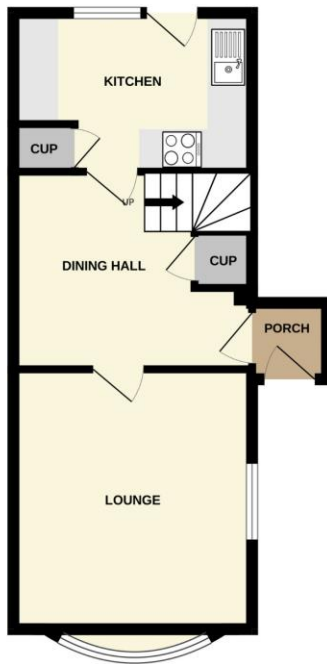
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 62-80mbps, source: Openreach. Ultrafast full fibre due between now and Dec 2026. Virgin Media confirms that speeds of up to Gig1 are available at this post code.

View to Front Aspect

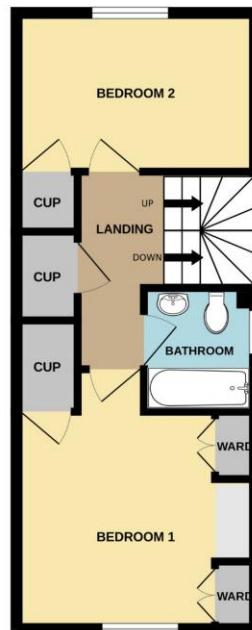


The energy rating for this property is 'D'.

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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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