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Weston

£260,000

- * *Older Style Terrace House*
- * *Loft Conversion/Bedroom 4*
- * *18' Kitchen/Dining Room*
- * *Good Size Garden*
- * *Utility Room*
- * *Downstairs Shower Room*



114 High Street, Worle, BS22 6HD

10 Hill View Road, Weston-s-Mare, BS23 3HS

Description

An opportunity to acquire an older style terrace house, tucked away in a level 'no through road' featuring a lovely size rear garden and loft conversion providing a flexible 4th bedroom, office or hobby room. The lounge, with rounded bay window complements an 18' kitchen/dining room, plus many will appreciate the existence of a utility room and downstairs shower room/cloakroom. The property also benefits from gas central heating and double glazing.

Accommodation

Entrance

Double glazed front entrance door opening to

Entrance Hall

Feature oak style flooring, staircase rising to the first floor with built-in cupboard under. Radiator. Part glazed door to

Lounge 11' 7" x 10' 3" (3.53m x 3.12m) plus double glazed rounded bay window to front aspect. Picture rail. A focal point of the room is a chimney breast/fire recess. Radiator.

Kitchen/Dining Room 18' 3" max. x 12' 4" (5.56m x 3.76m) reducing to 9'9". Feature oak style flooring. Fitted 'shaker' style wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and 'metro' style tiling to splash backs. Space for 'range' style cooker and 'American' style fridge/freezer. Smooth ceiling finish with inset spotlights. Useful built-in cupboard. Double glazed window to rear aspect. Door to rear garden

Utility 7' 1" x 5' 3" (2.16m x 1.60m) Base units with work surface and sink unit, with tiling to splash backs. 'Vaillant' gas fired boiler. Tiled floor, double glazed window to side aspect. Access to

Downstairs Shower Room 5' 9" x 4' 8" (1.75m x 1.42m) Corner shower cubicle with 'Triton' shower, pedestal wash hand basin and low level WC. Tiling to floor and walls. Radiator. Extractor fan. Double glazed window to side aspect.

First Floor Landing

Radiator, staircase rising to the second floor.

Bedroom 1 10' 3" plus bay x 11' 0" (3.12m x 3.35m) Radiator, double glazed bay window to front aspect.

Bedroom 2 12' 5" x 10' 6" (3.78m x 3.20m) into recess. Radiator, double glazed window to rear aspect.

Bedroom 3 7' 0" x 6' 10" (2.13m x 2.08m) Radiator, double glazed window to front aspect.

Bathroom 7' 3" x 4' 6" (2.21m x 1.37m) maximum. Comprising panelled bath, pedestal wash hand basin and low level WC. Tiling to walls, radiator. Obscure double glazed window to rear.

Second Floor landing

Double glazed window to rear aspect. Door to

Loft Room/Bedroom 4 11' 4" x 8' 0" (3.45m x 2.44m) increasing to 13'3" max into recess. 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 rear garden is of a very good size for this style of property, laid to grass and concrete patio seating area, complemented with borders, trees and garden shed. Gated rear access.



Tenure

Freehold. Council tax band is 'C'.

The energy rating for this property is 'C'.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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