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Coralberry Drive

£289,950

- * *Detached Bungalow*
- * *Plenty of Parking*
- * *South Westerly Rear Garden*
- * *19' x 7'9" Garage*
- * *12' x 8'6" Conservatory*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

11 Coralberry Drive, Worle, Weston-s-Mare, BS22 6SQ

Description

There is 'no onward chain' with this 2 bedroom detached bungalow situated in this favoured level position in South Worle. The double glazed and gas centrally heated accommodation is complemented by a double glazed conservatory, measuring an impressive 12' x 8'6", which naturally adds flexibility to the 17' living room. Many will appreciate that the bathroom has been re-modelled into a shower room and that the rear garden benefits from a south westerly facing aspect. The 19' garage has an electric door, plus the front and side of the property has been laid to block paving, reducing maintenance of course, but also providing ample off road parking opportunity.

Accommodation

Entrance

Double glazed side entrance door to porch, further door opening into

Entrance Hall

Tiled floor, radiator. Built-in linen storage cupboard. Built-in cupboard housing the 'Worcester' gas fired boiler.

Living Room 17' 4" x 10' 0" (5.28m x 3.05m)

Fireplace with coal effect fire, surround and mantle over. Radiator, coved ceiling. Patio doors lead through to the conservatory. Further door to

Kitchen 9' 1" x 7' 10" (2.77m x 2.39m)

Fitted wall and base units, work surfaces with inset sink unit, mixer tap and tiling to splash backs. Integrated oven and electric hob with cooker hood over. Space for washing machine and under counter fridge and freezer. Tiling to floor and walls. Double glazed window to rear aspect. Door to side of bungalow.

Conservatory 12' 0" x 8' 6" (3.65m x 2.59m)

Double glazed windows set on low level walling, plus double doors to side to the rear garden. Tiled floor. Ceiling fan/light.

Bedroom 1 14' 2" x 10' 0" (4.31m x 3.05m)

Laminate flooring, radiator, coved ceiling, double glazed window to front aspect.

Bedroom 2 11' 1" x 9' 2" (3.38m x 2.79m)

including wardrobes fitted to one wall. Laminate flooring, radiator, coved ceiling, double glazed window to front aspect.

Shower Room 7' 6" x 5' 6" (2.28m x 1.68m)

Good size shower cubicle with mains shower, pedestal wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail. 2 obscure double glazed windows to side.

Outside

Block paving to the front and side of the bungalow provides plenty of off road parking facility. Gated side access to the rear garden which benefits from a south westerly aspect. This is laid to block paved patio, leading to areas laid to grass and slate chippings, complemented with shrubs. Outside tap. Personal door to the side of the garage, measuring 19' x 7'9" approximately, with power, lighting and window. The front of the garage is accessed via an electric door.

Tenure

Freehold, council tax band is 'C'.



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.

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 from surface water. Flooding unlikely from groundwater or reservoir. Superfast broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media suggests that speeds of up to Gig1 are available at this address.

Rear Garden



The energy rating for this property is tbc

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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.
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