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Harris & Lee

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Weston Village

£200,000

- * 2 Bedroom Terrace House
- * En-suite Shower Room
- * 2 Allocated Parking Spaces
- * Level Position
- * Downstairs Cloakroom
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

275 Worle Moor Road, Weston Village, BS24 7JB

Description

There is 'no onward chain' with this 2 bedroom terrace house, located on the westerly fringes of Weston Village, close to green space. The price reflects that many wish to improve the cosmetics of this home, benefitting from a downstairs cloakroom and en-suite shower room to the main bedroom. There are '2' allocated parking spaces accessed from the enclosed rear garden. An opportunity here to finish this house to your choice of specification.

Accommodation

Entrance

Sheltered front entrance door opening into hallway, with radiator and built-in cupboard.

Downstairs WC

Low level WC and pedestal wash hand basin. Radiator, double glazed window.

Kitchen 9' 5" x 7' 2" (2.87m x 2.18m)

Fitted wall and base units, work surfaces with inset sink unit, mixer tap over and upstand splash backs. Fitted oven and hob with cooker hood over. Space for washing machine and fridge/freezer. Tiled floor. Double glazed window to front aspect.

Living Room 14' 9" x 11' 6" (4.49m x 3.50m) including stairs to first floor. Laminate flooring, coved ceiling. Double glazed window to rear aspect plus double doors to the rear garden.

First Floor Landing

Doors to remaining rooms.

Bedroom 1 11' 3" x 9' 2" (3.43m x 2.79m) plus built-in wardrobe. Radiator, double glazed window to rear aspect.

En-suite 5' 11" x 5' 3" (1.80m x 1.60m)

Shower cubicle, pedestal wash hand basin, low level WC. Radiator, extractor fan.

Bedroom 2 9' 9" x 8' 2" (2.97m x 2.49m) plus built-in cupboard. Access to loft space. Radiator, double glazed window to front aspect.

Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

Panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls, extractor fan. Double glazed window to front aspect.

Outside

Enclosed rear garden with path and patio. Gated rear access to 2 allocated off road car parking spaces.

Tenure

Freehold, council tax band is 'B'.

Other Material Information

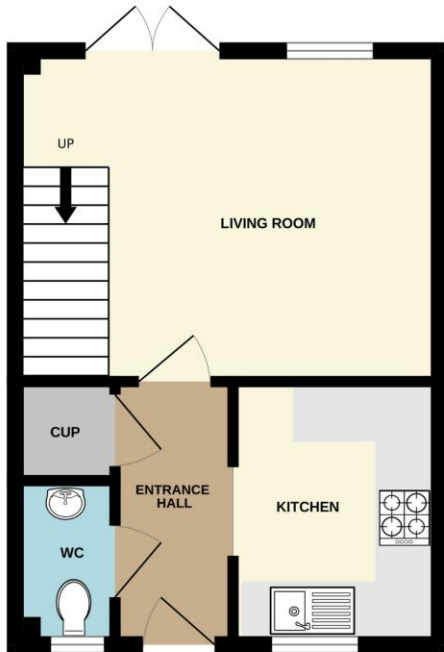
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'C'.

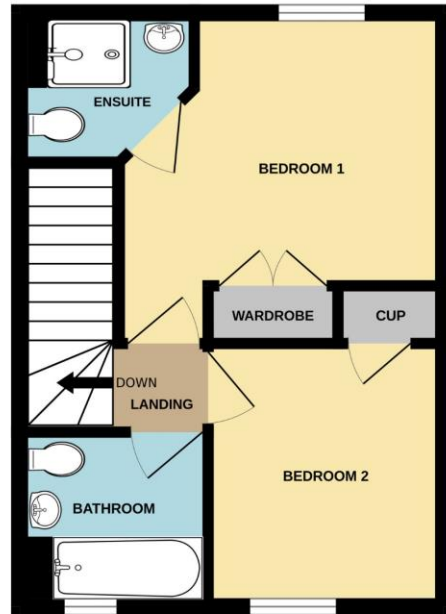


Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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