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Lynmouth Close

£230,000

- * Semi Detached House
- * 2 Double Bedrooms
- * Westerly Rear Garden
- * 17'4" x 8'10" Garage
- * 19'7" Living Room
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

3 Lynmouth Close, Worle, Weston-s-Mare, BS22 6NT

Description

There is 'no onward chain' with this popular design of 2 bedroom semi detached home, featuring 2 'double' bedrooms, circa 20' living room and potential to convert the integral garage, which is larger than average. Many will appreciate the benefits of a private independent driveway plus a rear garden which enjoys a westerly facing aspect. Lynmouth Close is a small cul-de-sac, ideal for Becket primary school, within reach of amenities in Worle High Street.

Accommodation

Entrance

Driveway to entrance door, opening to

Entrance Hall

Good size hallway with stairs to first floor, plus double glazed window to front. Radiator. Door to

Living Room 19' 7" x 10' 10" (5.96m x 3.30m) reducing to 9'5". A dual aspect reception room with double glazed windows to front and rear. 2 radiators, coved ceiling. Door to

Kitchen 13' 7" x 10' 8" (4.14m x 3.25m) reducing to 6'8", plus built-in under stairs storage cupboard. 'Shaker' style wall and base units, roll edge work surfaces, sink unit with mixer tap over and tiling to splash backs. Space for cooker, washing machine and upright fridge/freezer. Double glazed window to rear aspect. Door to

Rear Porch

Currently housing a WC, privacy added with obscure double glazed windows. Door to rear garden.

First Floor Landing

Built-in cupboard. Double glazed window to rear aspect.

Bedroom 1 14' 7" x 9' 0" (4.44m x 2.74m) Plus built-in double wardrobe and further walk-in cupboard. Radiator, double glazed window to rear aspect.

Bedroom 2 13' 6" x 10' 9" (4.11m x 3.27m) Access to loft space. Radiator, double glazed window to front aspect.

Shower Room

'Mira' shower, wash hand basin, tiled walls. Obscure double glazed window.

Separate WC

Low level WC, obscure double glazed window.

Outside

Open plan front garden, laid to lawn. Adjacent driveway providing off road parking for 1 car, leading to a larger than average integral garage with up and over door. The garage measures 17'4" x 8'10" and benefits from power and light, access to loft space and 'Worcester' gas fired boiler. The rear garden is enclosed and enjoys a westerly facing aspect, laid to patio and lawn with rockery and garden shed. Gated rear access.



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'.

The energy rating for this property 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 from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin media is available at this address.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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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