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Harris & Lee

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Helping you move with 100 years combined staff experience



Weston

Offers Over £250,000

- * 1st & 2nd Floor Maisonette
- * Own Private Entrance
- * Up to 5 Bedrooms
- * Private Rear Garden
- * Dressing Room/Wardrobe
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

RARE OPPORTUNITY to acquire a 4/5 bedroom 1st and 2nd floor maisonette offering extremely flexible accommodation benefitting from its own private entrance, good size enclosed private rear garden, with outbuilding, and potential off road parking facility. Extensively improved by the present owner and offered in excellent condition with a lovely 'cosy' feel. Naturally, if 5 bedrooms are not needed these could easily suit offices/study or hobby rooms. There is even an extra walk in dressing room/wardrobe too!. A brand new 'criss-cross' lease will be set up for the new owner. NO ONWARD CHAIN.

Accommodation

Entrance

Steps ascend to a private entrance to the first floor.

Entrance Lobby

Multi pane glazed door to hallway, plus folding door to

WC

Low level WC and wash hand basin, tiled walls.

Hallway

Radiator, stairs rising to the second floor.

Lounge 11' 9" x 11' 3" (3.58m x 3.43m)

Recess for fire. Smooth ceiling finish with coving, radiator, double glazed window to front aspect.

Kitchen/Breakfast Room 11' 10" x 8' 6" (3.60m x 2.59m)

Re-styled comprising fitted wall and base units, wooden work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for washing machine and dishwasher. Space for table and chairs. Gas fired boiler. Smooth ceiling finish with coving, double glazed window to front aspect.

Bedroom 1 11' 0" x 9' 4" (3.35m x 2.84m) plus wardrobes fitted to one wall. Coved ceiling, dado rail, radiator, double glazed window to rear aspect.

Bedroom 2 11' 0" x 7' 0" (3.35m x 2.13m) plus wardrobes fitted to one wall. Coved ceiling, painted panelling to dado rail, radiator, double glazed window to rear aspect.

Shower Room 6' 2" x 6' 0" (1.88m x 1.83m)

Shower with mains shower, pedestal wash hand basin and low level WC. Under floor heating, tiling to walls and floor. Cupboard with louvre doors. Extractor fan, heated towel rail.

First Floor Landing 11' 2" x 5' 6" (3.40m x 1.68m)

including stairs. Coved ceiling, doors to remaining rooms.

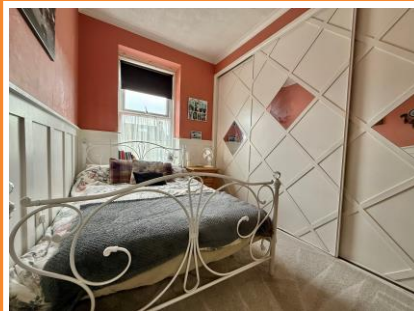
Bedroom 3 9' 1" x 8' 2" (2.77m x 2.49m) access to loft space, Radiator. Sloping ceiling with inset skylight.

Bedroom 4 11' 0" x 6' 2" (3.35m x 1.88m) Radiator. Sloping ceiling with inset skylight.



Bedroom 5 8' 8" x 8' 3" (2.64m x 2.51m) Radiator. Sloping ceiling with inset skylight.

Walk-in Wardrobe/Dressing Room 10' 10" x 5' 8" (3.30m x 1.73m) Sloping ceiling with inset skylight.



Outside

The property benefits from an enclosed area of private rear garden, laid to patio and stone chippings with useful detached store shed/outbuilding. The left hand side of the front garden offers potential for off road parking facility.

Tenure

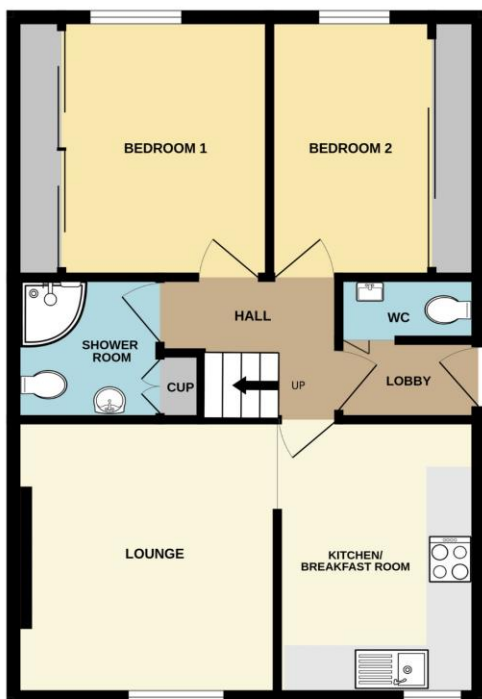
A new criss-cross lease will be produced for the new purchaser for completion. Council tax band is 'B'.

Other Material Information

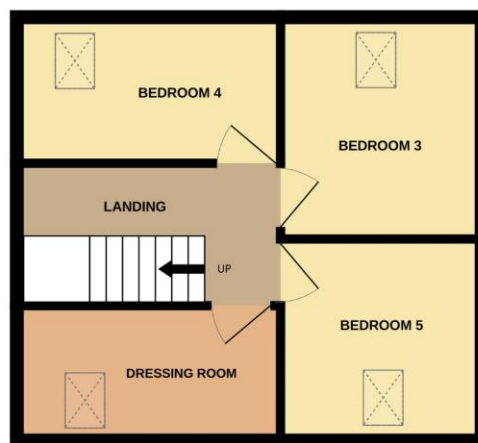
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'D'.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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