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Edgecombe Avenue

£425,000

- * 3 Storey Semi Detached
- * Circa 1500 sq ft
- * Fabulous Views
- * South Westerly Gardens
- * 22'8" x 10'10" Garage
- * 3/4 Bedrooms



114 High Street, Worle, BS22 6HD

Description

EXTREMELY FLEXIBLE & DECEPTIVE '3' STOREY

ACCOMMODATION - Up to 4 bedrooms possible and potential for dual occupancy/self contained annexe or home & income e.g AirBnB. A lifestyle choice for those looking for stunning views and for something that little bit different, beautifully presented throughout and sure to tug at the heart strings. The landscaped split level rear gardens enjoy a south westerly facing aspect, however, you are likely to spend most of you time on the two tiered sun terrace commanding far reaching views across the town towards Uphill Church and coastline in the distance, just as impressive at night! Modern day creature comforts such as an additional cloakroom, utility room and en-suite shower room to the main bedroom are present here and many will appreciate that in addition to the driveway parking there is a larger than average garage, measuring 22'8" x 10'10", with '3' forms of access. Nestled on Worle Hillside and yet still within reach of local shops & amenities, green space and park. Simply must be viewed to be fully appreciated.

Accommodation

Entrance

Double glazed front entrance door opening to

Entrance Hall

Return staircase rising to the first floor, plus stairs descending to the lower basement level. Laminate flooring, radiator, smooth ceiling finish. Double glazed window to side.



Cloakroom 6' 4" x 5' 0" (1.93m x 1.52m) Drawer and cupboard storage to one wall with wash hand basin above and low level WC. Heated towel rail. Extractor fan. Smooth ceiling finish. Double glazed window to side.

Lounge 15' 0" x 11' 0" (4.57m x 3.35m) A south westerly facing room commanding superb far reaching views across parts of Weston towards Uphill Church in the distance. Feature wood burning stove with hearth and wooden beam over. Smooth ceiling finish, 2 radiators, picture rail.

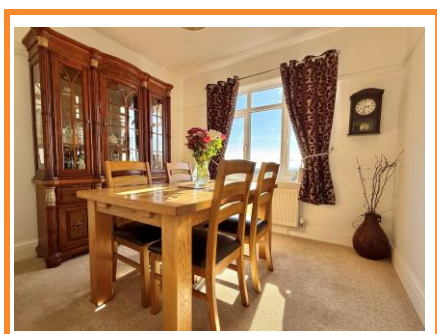
Dining Room 10' 1" x 9' 10" (3.07m x 2.99m) Radiator, smooth ceiling finish. Double glazed window to rear with similar views to the lounge.

Kitchen/Breakfast Room 13' 10" x 11' 0" (4.21m x 3.35m) 'Shaker' style wall and base units, wooden work surfaces and breakfast bar, 1 and 1/2 bowl sink unit with mixer tap over. Integrated dishwasher. Space for 'Range' style cooker, microwave and 'American' style fridge/freezer. Radiator, smooth ceiling finish with inset spotlights. Wood effect flooring. Double glazed window to front aspect.



Utility Room 7' 4" x 6' 3" (2.23m x 1.90m)

Wall and base units, work surface, sink unit with mixer tap. Space for washing machine and tumble dryer. Radiator, extractor fan. Double glazed window to front.



Basement/Lower Ground Floor

Doors to all rooms on this level plus door to side garage and drive. Door to a useful cellar/store room with power and light, measuring circa 14' x 11'.



Sitting Room/Bedroom 15' 0" x 11' 0" (4.57m x 3.35m)

Fire recess with wooden beam and hearth. Smooth ceiling finish with wooden beam. Radiator, double glazed double doors to rear aspect.



Bedroom 12' 6" x 10' 0" (3.81m x 3.05m)

plus built-in wardrobes to one wall. Smooth ceiling finish with wooden beam. Radiator, double glazed window to rear with views plus double doors to rear sun terrace.



Bathroom 9' 0" x 6' 10" (2.74m x 2.08m)

Shower bath with 'Triton' shower and side screen, pedestal wash hand basin and low level WC. Extractor fan. Tiling to floor and walls. Smooth ceiling finish with inset spotlights. Radiator and heated towel rail. Obscure double glazed window.



First Floor Master Bedroom 14' 9" x 11' 0" (4.49m x 3.35m) plus built-in wardrobe storage to one wall with sliding doors. Sloping ceiling with wooden beams and 'Velux' window affording breathtaking views. Eaves storage. Door to



En-suite 8' 4" x 5' 0" (2.54m x 1.52m)

Corner shower cubicle plus pedestal wash hand basin and low level WC. Heated towel rail, smooth ceiling finish with inset spotlights. Extractor fan, radiator. Obscure double glazed window.



Outside

Enclosed front garden with feature pergola, a wide adjacent driveway provides off road parking and leads to the larger than average garage measuring 22'8" x 10'10" approximately. There is an up and over door at the front in addition to a pedestrian entrance door,, power and light is connected and a window offers natural light. A further personal door to the rear provides access into the rear garden which is another particular feature.

Outside cont.

A split level wooden decked sun terrace enjoys a south westerly aspect and far reaching views across parts of Weston. Steps drop down to a level area of lawn and the remaining garden is set on various levels adding character, complemented with an abundance of plants, shrubs and trees. A garden shed is nestled at the bottom of the garden for storage.



Tenure

Freehold, council tax band is 'C'.

Other Material Information

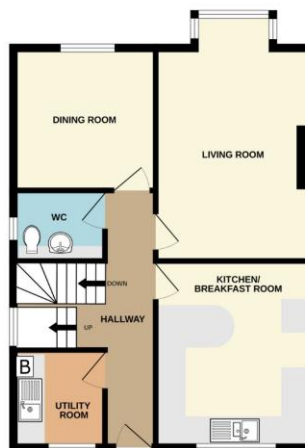
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'D'.

BASEMENT
817 sq.ft. (75.9 sq.m.) approx.



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



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.