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Harris & Lee

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Worle Hillside

£185,000

- * Ground Floor Flat
- * 2 Bedrooms
- * Decorated and Recarpeted
- * Enclosed Rear Garden
- * NO CHAIN
- * Garage & Parking



114 High Street, Worle, BS22 6HD

49 Pleshey Close, Worle, Weston super Mare BS22 9DH

Description

Situated an elevated position on Worle Hillside, this purpose built 2 bedroom ground floor flat benefits from a garage in a block with parking, front and side gardens, plus private rear garden, enclosed by new panelled fencing. The flat itself boasts its own entrance, 2 bedrooms, 14' lounge, new carpets throughout and double glazing. Early viewing advised. NO ONWARD CHAIN.

Accommodation

Entrance

Staircase rising to

Entrance Hall

uPVC double glazed door. Laminate floor, coved ceiling. Understairs storage cupboard. Opening to

Kitchen 9' 5" x 6' 9" (2.87m x 2.06m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled to splashbacks. Single bowl sink and drainer unit with central mixer taps. Built in eye level, electric oven and 4 ring electric hob. Space for up right fridge/freezer, space for washing machine. Breakfast bar. Coved ceiling. uPVC double glazed window to side aspect.

Lounge 14' 5" x 12' 2" (4.39m x 3.71m)

uPVC double glazed Bay window to front aspect. New Carpets. Telephone and aerial a point. Electric radiator. Smooth ceiling finish. Stone effect fireplace with marble hearth and wood surround. door through to

Inner Hallway 13' 9" x 2' 8" (4.19m x 0.81m)

Doors to all rooms, electric radiator. Smooth ceiling finish. New carpet.

Bedroom 1 11' 7" x 9' 3" (3.53m x 2.82m)

uPVC double glazed window looking over rear garden. Built in wardrobe. Built in store cupboard housing hot water tank. Smooth ceiling finish. New carpet. Electric radiator.

Bedroom 2 9' 4" x 7' 3" (2.84m x 2.21m)

uPVC double glazed window to rear aspect. New carpet, electric radiator.

Bathroom 6' 8" x 6' 7" (2.03m x 2.01m)

Comprising white suit of panelled bath with electric shower over. Fully tiled walls. W.C. Pedestal wash hand basin. Vinyl flooring. Obscure uPVC window to side. Electric heater.

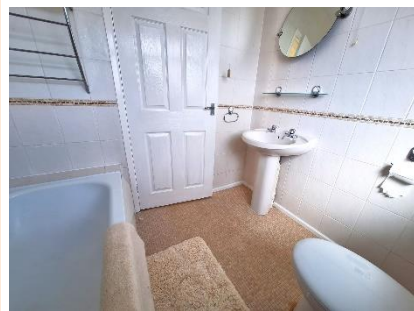
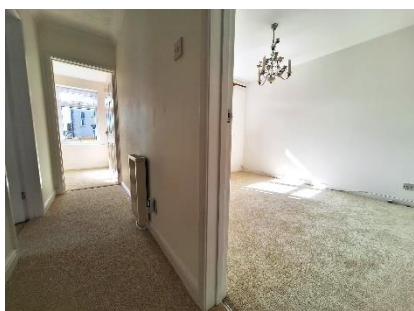
Outside

The front garden is laid to lawn, shrubs and trees, leading to the side garden with an area of patio. A pathway gives access to the enclosed by new panelled fence, rear garden. Laid to lawn and an area of patio. There is also a garage with up and over door, measuring approximately 17' 1" x 8' 5" with driveway in front.

Tenure

Leasehold.

945years remaining. Ground rent £10 per annum.



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.

Material Information

We have been advised the following;

Gas- None

Electricity- Mains

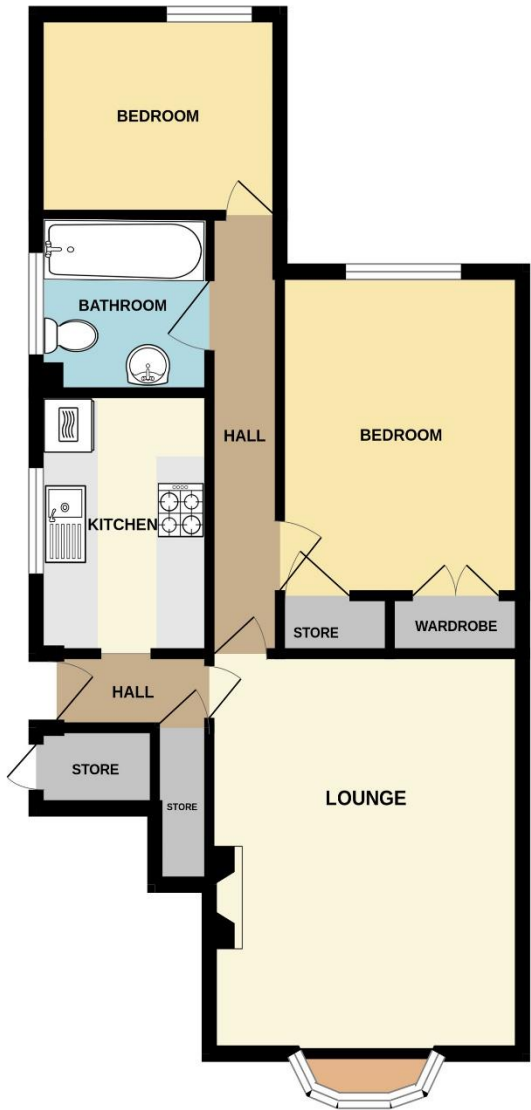
Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- 5G.

Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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