

Harris & Lee
Estate Agents

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01934 519200

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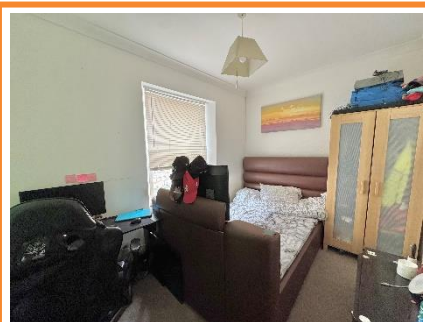
Estate Agents

.....a fresh approach with over 50 years experience



Weston super Mare £150,000

- * First Floor Flat
- * 999 Year Lease Being Created
- * Two Double Bedrooms
- * Currently Freehold
- * No Onward Chain
- * Central Location



114 High Street, Worle, BS22 6HD

Description

Offered with no onward chain, this two bedroom first floor flat located close to Weston Town centre comprises briefly, External staircase to your own entrance, entrance hall. Two double bedrooms, kitchen breakfast room and a bathroom.

Accommodation

Entrance 0' 0" x 0' 0" (0.00m x 0.00m)

Approached via an external stair case leading to your own entrance via a part glazed uPVC entrance door.

Entrance Hall

Coved ceiling. Loft Hatch, door to all rooms.

Kitchen

Fitted with a range of wall mounted and base units with roll edge work surfaces, with single bowl stainless steel sink and drainer unit. space for cooker with extractor hood over tiling to splash backs. space and plumbing for washing machine. Wall mounted Glowworm, combination boiler. Coved ceiling, vinyl floor covering.

Lounge 12' 9" x 10' 10" (3.88m x 3.30m)

Coved ceiling, two radiators. uPVC double glazed window to front aspect.

Bathroom

Comprising of panelled bath with central mixer tap and mixer shower attachment, pedestal wash hand basin. W/C. Vinyl floor covering. Coved ceiling, extractor and radiator.

Bedroom 1 11' 11" x 10' 5" (3.63m x 3.17m)

uPVC double glazed window to rear aspect. Coved ceiling. Radiator.

Bedroom 2 11' 10" x 8' 0" (3.60m x 2.44m)

uPVC double glazed window to side aspect, radiator. Cover ceiling.

Tenure

The property is currently registered as a freehold title, however the vendor are in the early stages of creating new 999 year leases for the building, details to follow.

Other Material Information

Gas Central Heating - present

Double Glazing - present

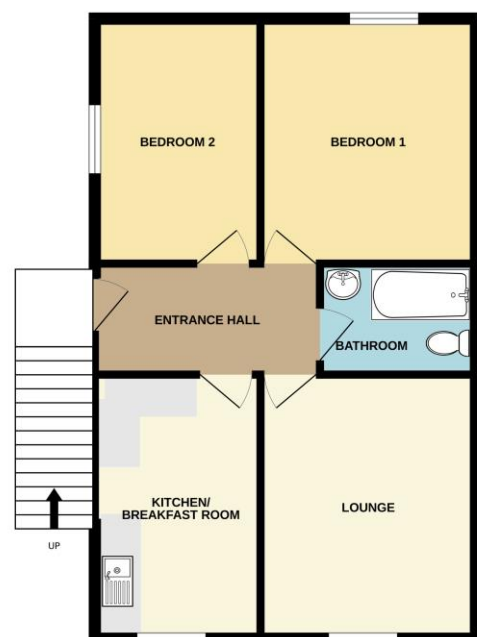
Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir.

Broadband & Fibre –

- Virgin Media – Currently unavailable in this area.
- Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
594 sq.ft. (55.2 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.