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North Worle £ 320,000

- * Southerly Rear Garden
- * 3 Bedroom Detached Home
- * Home Office
- * Downstairs Cloakroom
- * Modern Kitchen/Diner
- * Beautifully Presented



114 High Street, Worle, BS22 6HD

1 Dean Close, Worle, Weston super Mare, BS22 7YN

Description

This detached 3 bed home situated on a popular Cul-De-Sac in Worle sits on a large corner plot, with potential to extend, subject to the necessary planning consent. Comprising a modern kitchen/diner, fitted with Neff appliances, bright airy lounge, family bathroom and downstairs cloakroom. The garage has been partially converted and offers a workshop/hobby room. With parking and side garden. Close to shops, amenities and Priory Community School.

Accommodation

Entrance

uPVC double glazed entrance door.

Hallway

Staircase rising to first floor accommodation. Door to downstairs Cloakroom and Lounge.

Cloakroom

uPVC double glazed obscure window to side aspect. Close coupled W.C. Vanity wash hand basin with central mixer tap. Fusebox. Tiled flooring. Radiator.

Lounge 15' 1" x 11' 3" (4.59m x 3.43m)

Leaded uPVC double glazed window to front aspect. Entertainment unit. Coved ceiling. Fireplace and chimney remain in situ and has been capped for future use. Radiator. Oak and glass door to

Kitchen/Diner 14' 5" x 10' 7" (4.39m x 3.22m)

Fitted with a range of cream Shaker style wall mounted and base units with roll edge worksurfaces and matching upstands. Single bowl stainless steel sink and drainer unit with central mixer tap. Neff ceramic hob and Neff cooker hood. Neff 'slide and hide' cooker. Integrated Neff dishwasher. Space for American style fridge/freezer. Space for washing machine. Radiator. Vinyl floor covering. uPVC double glazed window to rear aspect. uPVC double glazed sliding patio doors to garden. Door to

Pantry

Pantry cupboard with shelving.

First Floor Landing

uPVC double glazed window to side aspect. Access to partially boarded loft space, with light and ladder. Airing cupboard housing Vaillant combination boiler for domestic hot water and gas central heating. Shelving. Doors to all rooms.

Family Bathroom 8' 0" x 6' 4" (2.44m x 1.93m)

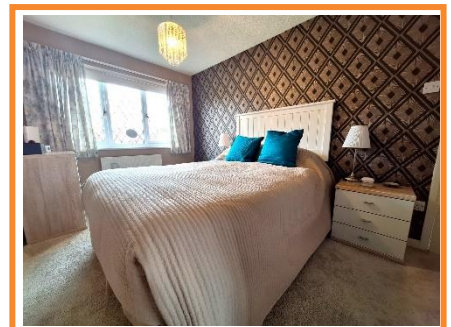
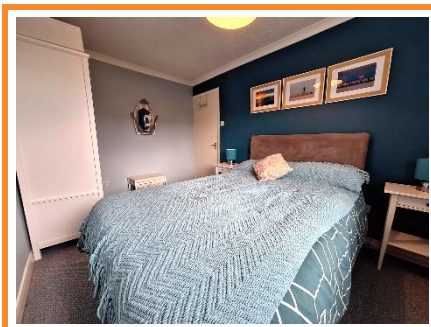
Comprising white suite of panelled bath with mains shower over and handheld shower attachment. Shower screen. Partially tiled walls. Obscure uPVC double glazed window to rear aspect. Pedestal wash hand basin. W.C. Extractor fan. Tiled floor. Radiator.

Bedroom 1 14' 1" x 8' 4" (4.29m x 2.54m)

Built in wardrobes with sliding door. Radiator. uPVC double glazed window to front.

Bedroom 2 12' 1" x 8' 0" (3.68m x 2.44m)

Leaded uPVC double glazed window to rear aspect. Radiator.



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.

Bedroom 3 9' 7" x 6' 5" Reducing to 6' 8" (2.92m x 1.95m)
Built in storage cupboard with space for hanging and shelves. Radiator. Leaded uPVC double glazed window to front aspect.

Garage/Workshop 15' 11" x 9' 0" (4.85m x 2.74m)
Partially converted to make a workshop/hobby room/home office. Insulated and with uPVC double glazed window to side. uPVC double glazed door to side. Internal door gives access to garage store with power and light and up and over door.

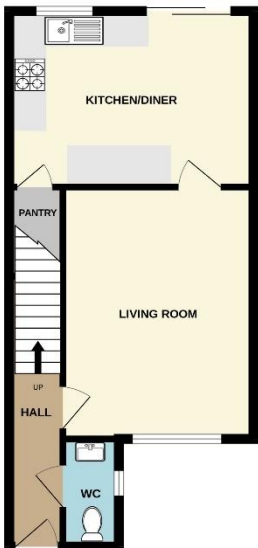
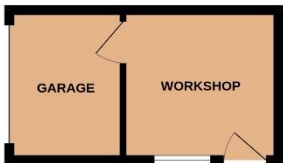
Rear Garden
The Southerly facing rear garden is enclosed by panelled fence and brick walls. The low maintenance garden is laid to patio and stone chipping and includes a summer house, green house and shed. Outside tap and outside plug. Side gate gives access to the driveway.

Front
To the front of the property there is a pathway leading to the front door. Enclosed by picket fence and mature hedgerow. To the side of the property there are 5 fruit trees, including eating and cooking apples, plums and pears.

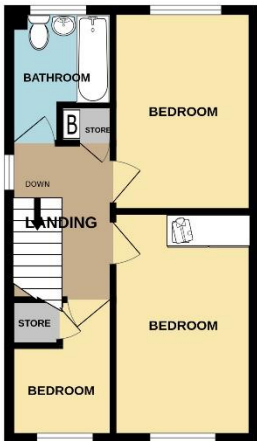
Tenure
Freehold.

Material Information
We have been advised the following;
Gas- Mains Electricity- Mains
Water and Sewerage- Bristol and Wessex Water
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Currently using BT Fibre.
Mobile Signal- 5G. Visiting the Ofcom checker.
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 922 sq.ft. (85.6 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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