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Estate Agents

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# Harris & Lee

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*Dormeads View*

*OIRO £215,000*

- \* 2 Bedroom Mid Terrace
- \* Garage & Parking
- \* 16' Lounge/Diner
- \* Downstairs WC
- \* Southerly Rear Garden
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 8 Dormeads View, Weston Village, BS24 7HB

### Description

There is 'no onward chain' with this modern 2 bedroom terrace house, tucked away in a courtyard position, benefiting from an enclosed south easterly facing rear garden which provides independent access to a personal door at the back of the garage belonging to this house. Further parking in front of the garage. The double glazed and gas centrally heated accommodation incorporates that all important downstairs WC and the bathroom has been re-styled.

### Accommodation

#### Entrance

Double glazed front entrance door to

#### Entrance Hall

Laminate flooring, radiator, smooth ceiling finish. Door to lounge/diner and to

#### Downstairs WC

Low level WC and wash hand basin with cupboard below. Radiator, smooth ceiling finish with extractor fan.

#### Lounge/Diner 16' 1" x 11' 10" (4.90m x 3.60m)

including stairs to first floor accommodation. Laminate flooring, radiators, smooth ceiling finish. Double glazed double doors to the rear garden.

#### Kitchen 8' 4" x 8' 0" (2.54m x 2.44m) reducing to 5'.

Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. 'Worcester' gas fired boiler. Double glazed window to front aspect.

### First Floor Landing

Built-in cupboard, access to loft space being partly boarded.

**Bedroom 1** 11' 3" x 8' 9" (3.43m x 2.66m) plus recess housing a built-in double wardrobe. Radiator, smooth ceiling finish., double glazed window to rear aspect.

**Bedroom 2** 11' 0" x 6' 9" (3.35m x 2.06m) plus built-in cupboard. Radiator, smooth ceiling finish., double glazed window to front aspect.

**Bathroom** 8' 0" x 4' 9" (2.44m x 1.45m) Re-styled and comprising panelled bath with mains shower and side screen, circular sink unit with drawers below, low level WC. Radiator, smooth ceiling finish with inset spot lights, obscure double glazed window. Extractor fan.



### Outside

There is a single garage belonging to this property to the right hand side of the house, being the middle garage with parking in front. The garage measures 16'3" x 8', with up and over door, power and lighting, plus personal door to the rear providing personal access into the rear garden. The rear garden is enclosed and enjoys a good degree of privacy for a mid terrace, finished with low maintenance in mind, including patio, stone chippings and rockery stones. Many will appreciate that the garden faces a south easterly aspect.



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.

## Rear Garden



The energy rating for this property is 'C'.

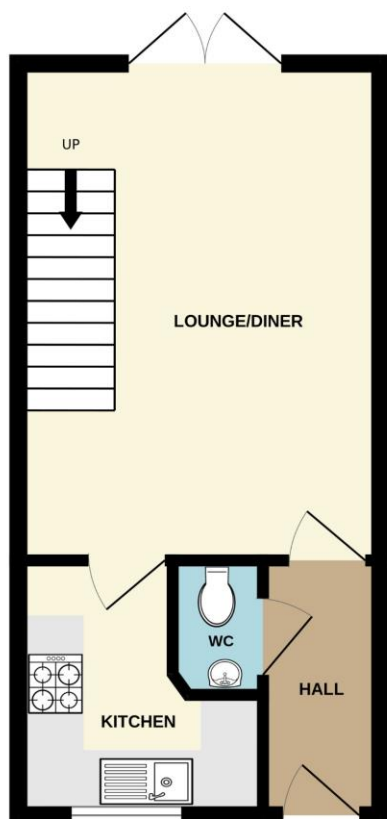
## Tenure

Freehold, council tax band is 'B'.

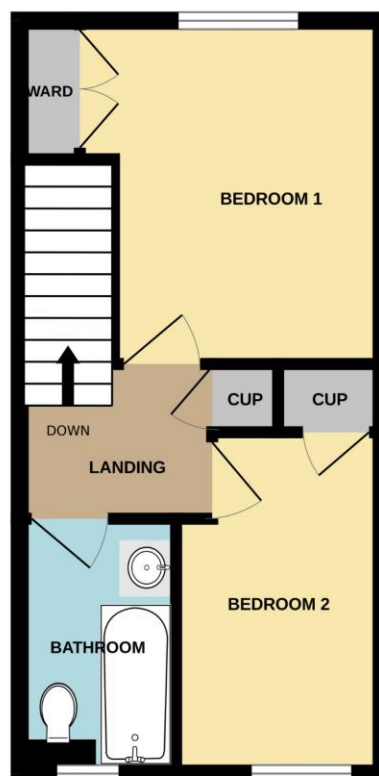
## Other Material Information

Gas central heating and double glazing. Mains water and drainage, via Bristol & Wessex water. 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. Virgin Media website confirms that their service is available at this address. Electricity and gas currently supplied by British Gas.

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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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