

Harris & Lee
Estate Agents

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Harris & Lee

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Helping you move with 100 years combined staff experience



Worle £275,000

- * 4 Bedrooms
- * 2 Reception Rooms
- * Detached House
- * Enclosed Rear Garden
- * Driveway & Garage
- * NO CHAIN



114 High Street, Worle, BS22 6HD

28 Abbots Close, Worle, Weston super Mare, BS22 7UX

Description

Tucked away in the corner of a cul-de-sac in North Worle, ideal for shops, schools and amenities. Requires some modernisation but potential to finish to your own spec!!! 4 good size bedrooms, Kitchen, separate dining room, Lounge, family bathroom and integral garage. BE THE FIRST TO VIEW! Call us.

Accommodation

Entrance

uPVC double glazed door to

Entrance Porch

uPVC window to side. Tiled floor. Timber and glass door to

Lounge 11' 1" x 14' 11" (3.38m x 4.54m)

Laminate flooring, coved ceiling, uPVC window to front aspect. Staircase to first floor accommodation. Fireplace with marble effect hearth and wooden surround. Dado Rail.

Dining Room 11' 1" x 7' 9" (3.38m x 2.36m)

Laminate flooring, radiator, uPVC double glazed window to rear aspect. Coved ceiling, Dado rail. Serving hatch through to

Kitchen 7' 8" x 10' 11" (2.34m x 3.32m)

Fitted with a range of wall mounted and base units with roll edge worksurface and tiling to splash back. Stainless steel sink and drainer unit. Space for upright fridge/freezer, space for washing machine, space for range style cooker. uPVC double glazed window to rear aspect. uPVC double glazed door to side access. Radiator.

First Floor Landing

Doors to all rooms, access to loft.

Bedroom 1 10' 0" x 11' 9" (3.05m x 3.58m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator.

Bedroom 2 10' 0" x 10' 8" (3.05m x 3.25m)

uPVC double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom 3 6' 9" x 9' 1" (2.06m x 2.77m)

uPVC double glazed window to front aspect. Radiator.

Bedroom 4 9' 0" x 8' 0" max reducing to 6' 02" (2.74m x 2.44m)

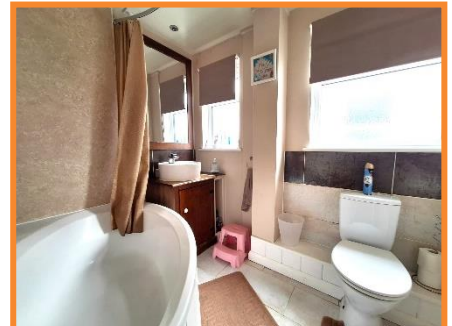
An L-Shaped room with uPVC double glazed window to rear aspect. Radiator.

Outside

Integral garage with up and over door. Side gate giving access to rear garden, enclosed by panelled fencing. The main area of garden is laid to lawn, with an area of patio, to the front of the property there is a driveway and side garden laid to stone chippings.

Tenure

Freehold.



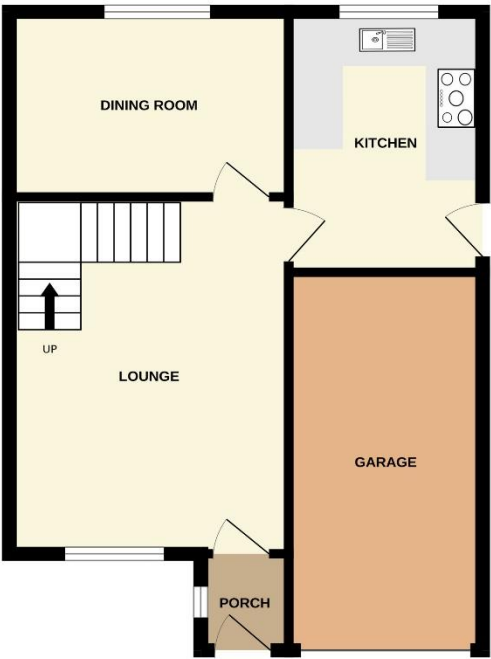
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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

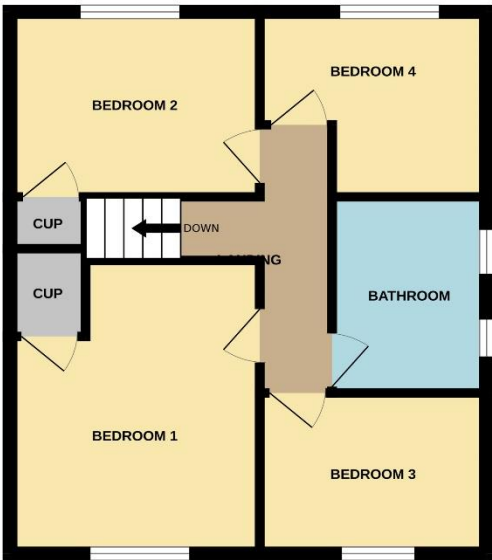
We have been advised the following; Gas- Mains
Electricity- Mains Water and Sewerage- Bristol and
Wessex Water Broadband- Visit Ofcom checker for
specific speeds and supply or coverage in this area.
Mobile Signal- 5G. Visiting the Ofcom checker. Flood-
risk- North Somerset planning website will provide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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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