

Harris & Lee

Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Village

£375,000

- * 4/5 Bedroom Detached
- * Cul-De-Sac Position
- * Garage Conversion
- * 2/3 Receptions
- * South Westerly Rear Garden
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

2 Lypstone Close, Weston Village, Weston-s-Mare, BS24 7EE

Description

There is 'no onward chain' with this detached 4/5 bedroom home, tucked away in a level cul-de-sac position within reach of 'The Campus' and 'Morrisons' supermarket. The integral garage has been adapted into a flexible 15'3" x 8' room, ideal for hobbies, those who work from home, or a downstairs 5th bedroom, with separate doors to front offering independent access. The south westerly facing rear garden has been landscaped with plenty of character and many will appreciate the combination of a utility, en-suite and downstairs WC being present here. The sellers have lived here since new in 2002, and chose this plot for it's location in the cul-de-sac and the rear garden facing the perfect direction for afternoon and evening sunshine.

Accommodation

Entrance

Double glazed front entrance door to

Entrance Hall

Stairs to first floor with recess beneath. Laminate flooring, Radiator. Smooth ceiling finish with coving.

Lounge 13' 4" x 9' 10" (4.06m x 2.99m) Smooth ceiling finish with coving. Laminate flooring, radiator. Double glazed window to front aspect. Opening through to

Dining Room 10' 0" x 9' 0" (3.05m x 2.74m) Smooth ceiling finish with coving. Laminate flooring, radiator. Double glazed double doors to aspect.

Kitchen/Breakfast Room 11' 9" x 10' 0" (3.58m x 3.05m) Fitted wall and base units, roll edge work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap over and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Smooth ceiling finish with spot lights. Laminate flooring. Double glazed window to rear aspect. Door to

Utility Room 6' 9" x 5' 3" (2.06m x 1.60m)

Wall and base units, work surface and sink unit. Laminate flooring. Space for washing machine and tumble dryer. Door to garden and door to

Downstairs WC

Low level WC and pedestal wash hand basin. Radiator, obscure double glazed window.

Bedroom 5/Hobby Room 15' 3" x 8' 0" (4.64m x 2.44m)

A flexible room currently used as a downstairs bedroom, with double glazed windows and doors to front providing independent access if required. Smooth ceiling finish with down lighting. Electric heater.

First Floor Landing

Access to loft space. Built-in cupboard. Radiator.

Bedroom 1 13' 4" x 10' 2" (4.06m x 3.10m) plus built-in double wardrobe. Smooth ceiling finish with coving, radiator. Double glazed window to front aspect. Door to

En-suite

Shower cubicle with mains shower, pedestal wash hand basin and WC. Partly tiled walls, radiator, obscure double glazed window.

Bedroom 2 14' 5" x 8' 0" (4.39m x 2.44m) Smooth ceiling finish. Laminate flooring, radiator. Double glazed window to rear aspect.

Bedroom 3 10' 5" x 8' 0" (3.17m x 2.44m) plus built-in cupboard. Radiator. Double glazed window to rear aspect.

Bedroom 4 8' 9" x 7' 10" (2.66m x 2.39m) Smooth ceiling finish, radiator. Double glazed window to front 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.

Bathroom 6' 5" x 6' 1" (1.95m x 1.85m) plus door recess. Bath with shower over, pedestal wash hand basin and low level WC. Radiator, partly tiled walls. Obscure double glazed window.

Outside

Driveway parking to front, extra width provided by areas laid to block paving. Shrubs and tree. Gated side access to the rear garden which is a particular feature of this home, being enclosed and landscaped with low maintenance in mind. The rear garden enjoys a south westerly facing aspect and has been divided into several sections adding character and privacy, in particular to a screened seating area. Primarily laid to patio and bark chippings, complemented with shrubs and mature trees, raised planters and pizza oven. A good size section of garden has been screened off hiding a useful store area, plus workshop with power and lighting.



Tenure

Freehold, council tax band is 'E'.

Other Material Information

Gas central heating and double glazing. 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. 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.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

