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Worle Hillside

£389,950

- * 3 Bed Semi Detached
- * Undercroft/Cellars
- * Circa 130' Rear Garden
- * Annexe Potential
- * Sun Terrace & Views
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

6 Spring Hill, Worle, Weston-s-Mare, BS22 9AP

Description

EXTREMELY RARE OPPORTUNITY to acquire a 3 bedroom semi, tucked away in this 'no through road' hillside position, featuring a southerly facing sun terrace overlooking rear gardens measuring in excess of 120'. Not obvious from the front aspect is that this flexible home is blessed with extensive under house storage/utility areas incorporating an additional WC. The main area of garden measures circa 90', however, this leads through to a extra screened section measuring circa 38' which has a concrete base and infrastructure for a large 26' x 26' outbuilding, potential for annexe or hobby space for a variety of different purposes. The double glazed and gas centrally heated accommodation has been beautifully maintained and there are 3 good size bedrooms to the first floor, the smallest measuring a decent 9' x 9'. The garage is larger than average, with electric door, and even the front garden could be adapted into additional parking to complement ample parking opportunity that already exists. This home would really suit those looking for something that little bit different, a lifestyle choice sure to tug at the heart strings, hence why the current seller has enjoyed this property since 1997. Offered with 'no onward chain'!

Tenure

Freehold, council tax band is 'C'.

Accommodation

Entrance

Double glazed front entrance door with adjacent glazed side panel, opening to

Entrance Hall 14' 3" x 6' 5" (4.34m x 1.95m)

Including stairs to first floor. Feature treated wooden floor boards with cupboard under. Radiator, double glazed window to side aspect.

Lounge 14' 2" x 13' 6" (4.31m x 4.11m)

Feature treated wooden floor boards. Gas fire on slab hearth. Smooth ceiling finish with coving and decorative ceiling rose. Feature display recess with storage cupboard beneath. Radiator, double glazed window to front aspect. Archway through to

Dining Room 10' 4" x 10' 0" (3.15m x 3.05m)

Feature treated wooden floor boards. Smooth ceiling finish with coving and decorative ceiling rose. 2 radiators. Double glazed windows and doors to rear.



Kitchen 12' 0" x 10' 0" (3.65m x 3.05m)

'Shaker' style wall and base units with roll edge work surfaces, Inset sink unit with mixer tap over and tiling to splash backs. Integrated oven and induction hob with cooker over. Integrated dishwasher and fridge. Built-in cupboard. Timber panelled ceiling. Double glazed window to rear aspect enjoying views across the rear garden. Door to side.

First Floor Landing

Smooth ceiling finish with coving. Built-in airing cupboard. Drop down access to loft space. Double glazed window to side aspect enjoying hillside views.

Bedroom 1 11' 4" up to wardrobes x 10' 3" plus door recess (3.45m x 3.12m) Feature pelmet shelf creating a shadow effect with down lighting. Radiator, double glazed window enjoying far reaching views to the rear aspect.



Bedroom 2 12' 5" x 11' 1" (3.78m x 3.38m)

plus recess but including 2 double wardrobes to one wall. Smooth ceiling finish with inset spot lights. Radiator. Double glazed window with hillside views to the front aspect.



Bedroom 3 9' 0" x 9' 0" (2.74m x 2.74m)

Smooth ceiling finish with coving. Radiator, double glazed window enjoying hillside views to the front aspect.



Bathroom 9' 8" x 5' 5" (2.94m x 1.65m)

Corner spa bath with shower attachment, separate shower cubicle, WC and vanity unit/wash hand basin with cupboards below and drawers to side. Half tiled walls. Heated towel rail. Timber panelled ceiling. Obscure double glazed window.

Outside

Mainly enclosed tarmac forecourt providing off road parking, leading to a larger than average garage with electric door. The garage measures 18' x 9' and benefits from power and lighting, double glazed window to side and mezzanine storage level. The front garden is enclosed with a raised planter, laid to lawn with border. The rear garden is a particular feature, nearly 130' in length, divided into 2 main sections, one circa 90' with pergola leading through to a second screened section with a 26' square concrete base which was laid to house a detached annexe, however, future buyers could develop this further with outbuilding potential for so many possibilities. The main garden is laid to lawn with

mature established shrubs and trees, patio seating areas, one being sheltered and housing a wood burning stove. A lovely size sun terrace all provides shelter and shade to an area of patio below where access is available to useful under house storage and cellars.



Undercroft/Utility/Storage

Very flexible space principally divided into two, circa 26' areas, ideal for storage and utility with space for appliances, power and lighting, plus toilet with WC and wash basin.

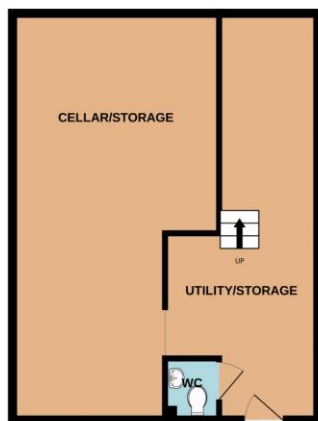


Other Material Information

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 post code.

The energy rating for this property is 'D'.

BASEMENT
528 sq.ft. (49.0 sq.m.) approx.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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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