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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



North Worle

O.I.E.O £260,000

- \* End Terrace Retirement Bungalow
- \* New Heating System
- \* Fully Modernised
- \* 2 Bedrooms
- \* New Kitchen & Bathroom
- \* Landscaped Garden



114 High Street, Worle, BS22 6HD

## 25 Lansdown Gardens, Worle, Weston-super-Mare, BS22 7FE

### Description

A tucked away position on a popular and well managed retirement development in North Worle and conveniently placed for access to local shops and a regular bus service. An end of terrace bungalow in superb condition having undergone modernisation by the current sellers. The lounge/diner has access to the landscaped south facing rear garden and there are 2 bedrooms, re-fitted kitchen and shower room. New heating system, radiators and solar panels, make the property cost effective to run and eco friendly. A footpath and private access for the residents of Lansdown Gardens gives access to the footpath running along the River Banwell.

### Accommodation

#### Recessed Entrance Porch

Store cupboard. Double glazed door to

#### Entrance Hall

Radiator. Laminate flooring. Access to loft.

#### Lounge/Diner 13' 3" x 12' 1" (4.04m x 3.68m)

Radiator. Laminate flooring. Coved ceiling. Double glazed patio doors to the rear garden.

#### Kitchen 10' 1" max x 7' 11" (3.07m x 2.41m)

Re-fitted with a range of wall and base units with roll edge work surfaces. Single drainer stainless steel sink unit with central mixer tap. Space for washing machine. Shelved larder unit. Built-in electric double oven and induction hob with cooker hood over. Space for upright fridge/freezer. Laminate flooring. Double glazed window to front. Part glazed door from the hall.

#### Bedroom 1 10' 4" x 10' 1" (3.15m x 3.07m)

Plus double wardrobe and shelved cupboard. Radiator. Double glazed window to rear.

#### Bedroom 2 9' 8" x 9' 7" (2.94m x 2.92m)

Currently used as a dining room. Radiator. Double glazed window to front.

#### Shower Room

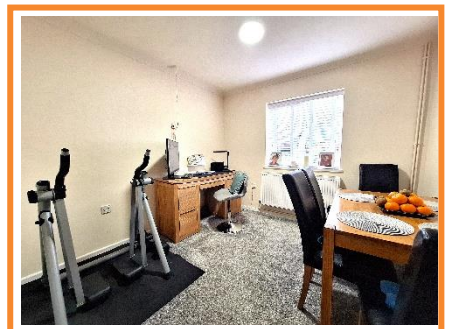
Re-fitted with a full width shower enclosure with deluge shower head and separate shower attachment and glass screen. Vanity wash hand basin and low level WC with concealed cistern. Electric glass backed towel rail. Laminate flooring. Shower panelling to the walls. Extractor fan.

#### Outside

The newly landscaped front garden is laid to lawn with mature shrubs a footpath to the front door with a cold-water tap. The landscaped rear garden faces south and as such a remote-controlled awning has been fitted to the rear of the Bungalow to provide shade. The garden has a mixture of composite decking, paving and lawn together with stone chippings and grey brick edging. Rear access to available from the side of the Bungalow. Cold water tap.

#### Tenure

Freehold. Annual fees, including building insurance are currently £3015.30 Per annum.



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 also been advised the following;

Gas- None

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

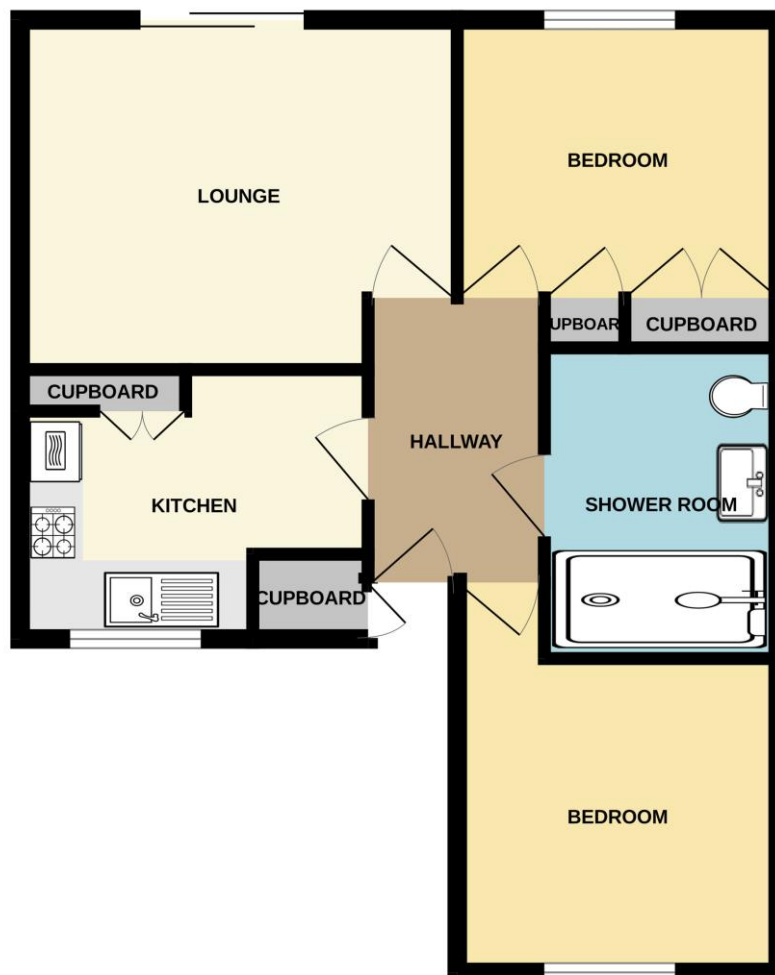
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



GROUND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 90 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.