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Canterbury Close

OIEO £300,000

- * Extended semi-detached home
- * Four Bedrooms
- * Three Reception Rooms
- * Downstairs WC
- * Popular North Worle Location.
- * Close to Schools



114 High Street, Worle, BS22 6HD

4 Canterbury Close, Weston-super-Mare, BS22 7TS

Description

An extended semi detached family home situated in a popular North Worle location within easy reach of local primary and secondary schools. Featuring four bedrooms, two of which are doubles. The ground floor has been adapted and extended and now has three reception rooms including a 15' 5" x 11' 1" lounge with French doors to the rear gardens and a converted garage allowing for a study/office space or ground floor bedroom, with utility room/WC.

Accommodation

Entrance Porch 3' 8" x 3' 2" (1.12m x 0.96m)

UPVC composite front door, obscured side window

Dining Room 14' 9" x 11' 2" (4.49m x 3.40m)

UPVC double glazed window to front aspect, stairs leading to first floor, storage cupboard under the stairs, double radiator, coved ceiling, television & telephone points.

Lounge 15' 5" x 11' 1" (4.70m x 3.38m)

Extended lounge with UPVC double glazed window to side aspect, double radiator, coved ceiling, television & telephone points as well as a UPVC double glazed French doors to rear.

Reception Room 7' 3" x 11' 0" (2.21m x 3.35m)

UPVC double glazed windows to front aspect, Worcester combination boiler housed, coved ceilings, double doors leading to dining room, radiator.

Kitchen 10' 8" x 7' 8" (3.25m x 2.34m)

Range of wall and base units with work surface over, stainless steel sink and drainer unit with central mixer tap and tiled splashback, space for fridge/freezer and space for oven, UPVC double glazed window to rear aspect.

Utility/Cloakroom 7' 3" x 4' 3" (2.21m x 1.29m)

UPVC double glazed obscured window to side aspect, coved ceilings, low level w/c with vanity style wash basin, tiled splashback, range of base and wall units with work surface over, plumbing for washing machine as well as space for tumble dryer.

First Floor Landing

Access to loft via built in ladder, loft has light and is partially boarded.

Bedroom 1 10' 6" x 9' 9" (3.20m x 2.97m)

UPVC double glazed window to front aspect, built in wardrobes, radiator and telephone point.

Bedroom 2 9' 9" x 8' 0" (2.97m x 2.44m)

UPVC double glazed window to rear aspect, radiator and built in storage cupboard.

Bedroom 3 9' 2" x 7' 8" (2.79m x 2.34m)

UPVC double glazed window to rear aspect, radiator.

Bedroom 4 9' 2" x 7' 0" (2.79m x 2.13m)

UPVC double glazed window to front aspect, radiator.



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 7' 2" x 6' 2" (2.18m x 1.88m)

Two UPVC double glazed windows to side aspect, panelled bath with side mixer tap and shower over, tiled to splashback, pedestal wash basin with low level w/c, spot lights, vinyl floor covering and radiator.

Front Garden

Hard standing for off street parking, mainly laid to lawn with borders and flower bed.

Rear Garden

Mainly laid to lawn with patio and decking areas, enclosed by fencing with raised flower beds.

Tenure

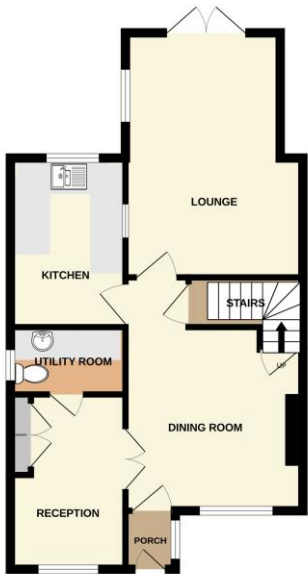
Freehold

Material Information

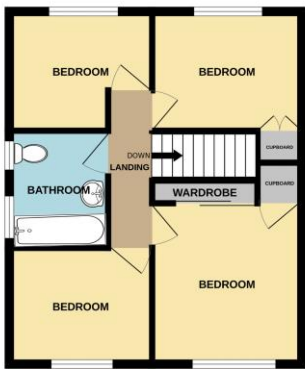
We have been advised the following; Gas- Mains Electricity- Mains Water and Sewerage- Bristol and Wessex Water Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Council Tax Band – C. Mobile Signal- 5G. Visiting the Ofcom checker. Floodrisk- North Somerset planning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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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