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South Worle

OIRO £290,000

- * 3/4 Bed Semi Detached
- * D/G Conservatory
- * Converted Garage
- * Lovely Views to Rear
- * 26' Lounge/Diner with Lift
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

5 Teal Close, Worle, Weston-s-Mare, BS22 8XD

Description

There is 'no onward chain' with this semi detached house situated in a level cul-de-sac location in close proximity to Worle community school and the enclosed rear garden backs onto the playing fields so there are pleasant views across. The double glazed and gas centrally heated accommodation benefits from 3 'double' bedrooms, a double glazed conservatory and the original garage has been converted into a useful downstairs bedroom with en-suite shower facility, ideal for a teenager suite or dependent relative. Naturally, this could also be perfect for home working, hobby space or gym. The lounge/diner measures an impressive 26'8" in length and incorporates a stylish glass lift providing access between floors to the 3rd bedroom. This is a very useful asset to the right buyer who will not need to bear the 20k plus charge for installation. An extremely versatile family home with 3/4 good size bedrooms if required.

Accommodation

Entrance

UPVC double glazed front entrance door opening to lobby with door to lounge and door to the converted garage.

Study/Downstairs Bedroom 4 12' 8" x 7' 8" (3.86m x 2.34m) A flexible room with adjacent en-suite shower room so ideal for teenager or dependent relative. Radiator, double glazed window to front aspect.

En-suite/Downstairs Shower Room 7' 7" x 3' 10" (2.31m x 1.17m) Shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls, extractor fan, heated towel rail.

Lounge/Diner 26' 8" x 11' 5" (8.12m x 3.48m) reducing to 8'1". This measurement includes a professionally installed lift between floors which the sellers are happy to leave, costing in excess of 20k. Fireplace, 2 radiators, double glazed window to front aspect. Double glazed double doors through to the conservatory. Door to lobby with the stairs and cupboard storage. Access to

Kitchen 10' 10" x 7' 5" (3.30m x 2.26m)

Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated double oven. Space for washing machine, dishwasher and upright fridge/freezer. Concealed gas fired boiler. Coved ceiling. Double glazed window to rear aspect enjoying views across a school playing field plus Worle hillside in the distance.

Conservatory 13' 0" x 9' 0" (3.96m x 2.74m)

Double glazed windows on low level walling with double doors to side to the rear garden. Radiator.

First Floor Landing

Drop down access to loft space with ladder. Radiator, built-in cupboard.

Bedroom 1 13' 9" x 9' 9" (4.19m x 2.97m) plus built-in double wardrobe. Radiator, double glazed window to front aspect.

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m) plus built-in double wardrobe. Radiator, double glazed window to front aspect.

Bedroom 3 10' 6" x 9' 8" (3.20m x 2.94m) maximum including the lift between floors. Plus built-in double wardrobe. Radiator, double glazed window to rear aspect enjoying views across a school playing field plus Worle hillside in the distance.



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' 7" x 6' 1" (2.31m x 1.85m)

Panelled bath, pedestal wash hand basin, radiator.

Obscure double glazed window.

Separate WC

Low level WC, half tiled walls. Obscure double glazed window.

Outside

The front of the property has been laid to block paving providing double width parking opportunity. Gated side aspect to the enclosed rear garden which backs onto school playing fields with views across. The garden is landscaped with reduced maintenance in mind, laid to patio and stone chippings. Outside tap.



View to Rear



Tenure

Freehold, subject to a rent charge of £10 per annum.

Council tax band is 'C'.

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. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media is available in this post code.

The energy rating for this property is 'C'

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.

