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Harris & Lee

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Weston Village

£265,000

- * 3 Storey Town House
- * 3 Double Bedrooms
- * Dressing Room & En-suite
- * Downstairs Cloakroom
- * Parking for 2 Cars
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Maple View, 216 Longridge Way, Weston-s-Mare, BS24 7HR

Description

There is 'no onward chain' with this 3 storey town house with 3 'double' bedrooms, situated on the westerly fringes of Weston Village, benefitting from an enclosed private parking area to the rear for 2 cars. The double glazed and gas centrally heated accommodation includes that all important downstairs cloakroom plus the main bedroom suite on the top floor features a walk-in dressing room/wardrobe and en-suite shower room. An ideal family home with the smallest bedroom measuring an impressive 12'10" x 11' max.

Accommodation

Entrance

Front entrance door opening to hallway with built-in cupboard, radiator and coved ceiling.

Downstairs Cloakroom

Low level WC and wash hand basin with cupboard below. Radiator, double glazed window to front aspect.

Living Room 16' 4" x 13' 0" (4.97m x 3.96m) maximum including built-in under stairs cupboard. Fireplace. Smooth ceiling finish with coving. Radiator. Double glazed windows and double doors to rear garden.

Kitchen

 12' 8" x 6' 3" (3.86m x 1.90m)

Fitted wall and base units, roll edge work surfaces with 1 and 1/2 bowl sink unit, mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for dishwasher, washing machine and upright fridge/freezer. Smooth ceiling finish. Double glazed window to front aspect.

First Floor Landing

Smooth ceiling finish. Stairs to second floor.

Bedroom 2 12' 10" x 11' 7" (3.91m x 3.53m) reducing to 10'. Radiator, smooth ceiling finish, double glazed window to rear aspect.

Bedroom 3 12' 10" x 11' 0" (3.91m x 3.35m) reducing to 9'4". Radiator, smooth ceiling finish, 2 double glazed windows to front aspect.

Bathroom

 6' 4" x 6' 3" (1.93m x 1.90m)

Panelled bath, low level WC and wash hand basin with counter and cupboard below. Extractor fan, radiator.

Second Floor

Landing with door to

Bedroom 1 13' 0" x 13' 0" (3.96m x 3.96m) reducing to 9'3". Built-in cupboard. Radiator, smooth ceiling finish with access to loft space. Double glazed window to front aspect.

Dressing Room/Walk-in Wardrobe 10' 4" x 6' 4" (3.15m x 1.93m) Sloping ceiling with inset Velux window. Radiator, door to

En-suite Shower Room 7' 0" x 6' 5" (2.13m x 1.95m) including built-in cupboard. Large shower cubicle with mains shower, wash hand basin with counter and cupboard below, WC. Radiator, sloping ceiling with Velux window.



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.

Outside

Enclosed rear garden laid to patio and grass with pathway laid to stone chippings and stepping stones. Gated rear access to 2 allocated off road car parking spaces tucked away on their own with walled boundary. Accessed via a shared approach from Compton Drive.



Tenure

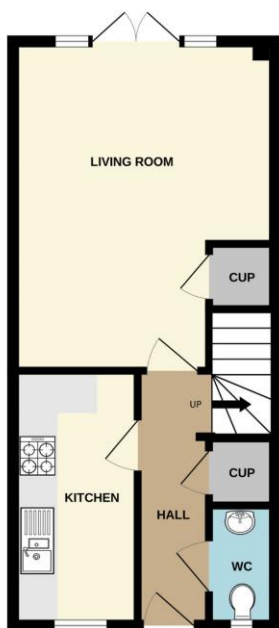
Freehold, council tax band is 'C'.

Other Material Information

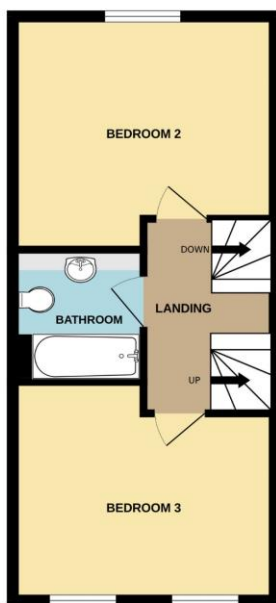
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin Media is available in this post code.

The energy rating for this property is 'C'.

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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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