

Harris & Lee
Estate Agents

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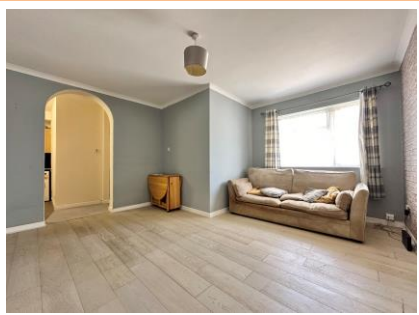
.....a fresh approach with over 50 years experience



Weston

OIEO £130,000

- * *1 Bed Ground Floor Flat*
- * *L-shaped Living Room*
- * *Own Private Entrance*
- * *Close to Sea Front*
- * *Parking Space to Rear*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

Flat 3, 105 Moorland Road, Weston-s-Mare, BS23 4HU

Description

An opportunity to acquire a ground floor flat with its own private entrance to the rear plus potential off road parking space. Situated in a level position within reach of Weston Sea Front and Golf Course. The double glazed accommodation includes an L-shaped living room, kitchen area, double bedroom and bathroom. Ideal first home or 'buy to let'.

Accommodation

Entrance

Own private entrance to rear of building, UPVC double glazed door opening to

Entrance Hall

Built-in cupboard, smooth ceiling finish. Open plan access through to kitchen area.

Living Room 13' 9" x 14' 4" (4.19m x 4.37m) reducing to 9'1". L-shaped living space with double glazed window to rear aspect. Smooth ceiling finish with coving. Electric heater.

Kitchen 9' 8" x 7' 0" (2.94m x 2.13m) plus useful built-in under stairs storage cupboard. Wall and base units, work surfaces with inset sink unit and mixer tap over. Space for cooker, washing machine and other appliances. Smooth ceiling finish.

Bedroom 11' 2" x 7' 10" (3.40m x 2.39m) Smooth ceiling finish with coving. Double glazed window to side.



Bathroom 6' 5" x 6' 0" (1.95m x 1.83m) Comprising bath with shower over, wash hand basin and low level WC. Tiling to splash backs. Electric heater.

Outside

An area laid to stone chippings belongs to the flat with potential to provide an off road parking space.

Tenure

Leasehold, 999 year lease from 1.6.1992. Ground rent of £20 per annum. Council tax band is 'A'.

Other Material Information

Electric heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of up to 330mbps, source: Openreach.

The energy rating for this property is 'D'.

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 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 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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