

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Oldmixon    £190,000*

- \* *Linked Semi-Detached*
- \* *18'6" Conservatory*
- \* *2 Double Bedrooms*
- \* *South Easterly Rear Garden*
- \* *Shower Room*
- \* *No Chain*



*114 High Street, Worle, BS22 6HD*

## 2 Midford, Dunster Crescent, Weston-super-Mare, BS24 9DX

### Description

Situated on the level in a tucked away location and well placed for access to Weston Hospital and Weston College Loxton Campus. Local shops are within reach together with a regular bus service. A linked semi-detached home benefiting from double glazing and a south easterly rear garden. The lounge/diner measures 19'11" and has patio doors to the 18'6" double glazed conservatory. The 2 bedrooms are both doubles and there is no onward chain with this sale.

### Accommodation

#### Entrance Hall

Double glazed sliding entrance door and side panel. Staircase to first floor landing.

#### Lounge/diner 19' 11" x 9' 7" (6.07m x 2.92m)

Fireplace with gas fire. Dual aspect with double glazed window to front and patio doors to the rear giving access to the conservatory.

#### Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splash backs. Single drainer 1 & 1/2 bowl sink unit with mixer tap. 2 ring electric hob. Double glazed window to rear. Double glazed door to the Conservatory.

#### Utility Room 5' 5" x 5' 1" (1.65m x 1.55m)

Wall mounted gas water heater. Space for upright fridge/freezer.

#### Conservatory 18' 6" x 7' 6" (5.63m x 2.28m)

Cold water tap. French doors to the garden.

#### First Floor Landing.

Velex window. Store cupboard.

#### Bedroom 1 12' 3" x 10' 6" (3.73m x 3.20m)

Night storage heater. Access to loft and eaves storage area. Double glazed window to front.

#### Bedroom 2 12' 3" x 9' 11" (3.73m x 3.02m)

Including double wardrobe and plus eaves storage space. Night storage heater. Double glazed window to front.

#### Shower Room 6' 1" x 5' 5" (1.85m x 1.65m)

Wet room style shower with electric shower, wash hand basin and low level WC. Wall mounted electric heater. Tiling to splashbacks. Obscure double glazed window to front.

#### Outside

The front garden is laid mainly to stone chippings and there is a side access and gate to the south easterly facing rear garden. Laid to a mixture of paving and stone chippings for ease of maintenance.

#### Tenure

Freehold

#### Material Information

We have been advised the following;

Gas- Mains

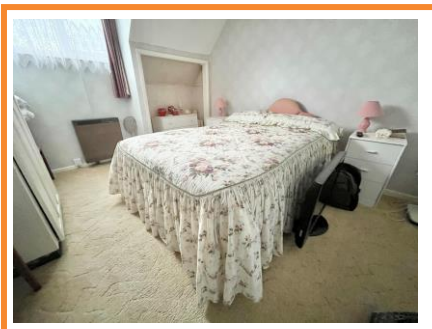
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

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

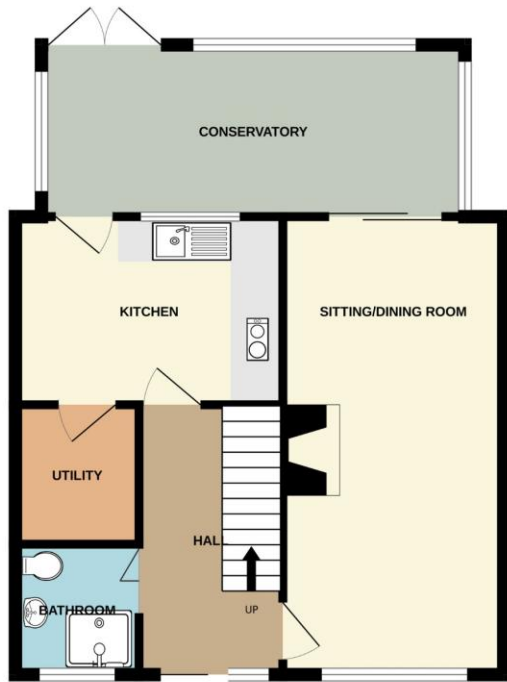
Mobile Signal- Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

We are obliged to advise that the seller of this property is related to a member of our sales team.

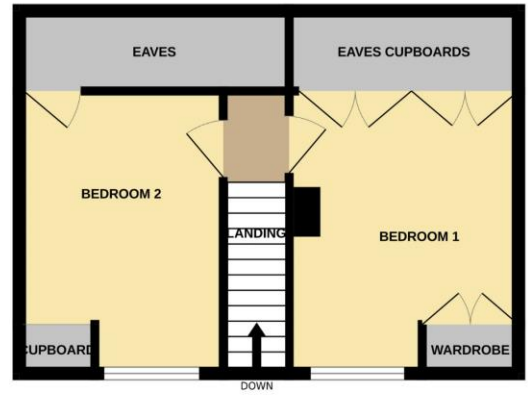


Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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