

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

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



Weston super Mare £180,000

- * NO CHAIN
- * Private Rear Garden
- * 2/3 Bedrooms, Possible Office
- * Own Private Entrance
- * Garage & Parking
- * No Through Road



114 High Street, Worle, BS22 6HD

4 St Marys Court, Barry Close, Weston super Mare, BS24 9NL

Description

This three-bedroom first-floor flat offers well-proportioned accommodation, a private garden, garage and parking in a quiet cul-de-sac. boasting your own private ground-floor entrance, stairs lead up to the central landing equipped with built-in storage. The lounge measures an impressive 16' 5 x 12' 4" ideal for relaxing and entertaining and opens into the kitchen/diner. The bedrooms offer a degree of flexibility to use as three bedrooms, or two bedrooms and either a home office, walk in wardrobe or nursery, perfect for growing families. Completing the interior is a modern, fully tiled shower room featuring a corner shower cubicle. Outside, the flat benefits from direct access via a external staircase down to its own, low-maintenance rear garden area plus a garage and driveway all of which are a rare bonus for an apartment.

Accommodation

Entrance Hall

Part glazed composite entrance door. High level obscure uPVC double glazed window to front aspect. Staircase to first floor accommodation. Glazed uPVC door to

Hallway

Radiator, coved ceiling, Consumer unit. Storage cupboard. Doors to all rooms.

Lounge 12' 4" x 16' 5" (3.76m x 5.00m)

Laminate flooring. coved ceiling, double radiator. uPVC double glazed window to front aspect. Wall lighting. Part glazed door to

Kitchen 8' 4" x 15' 8" (2.54m x 4.77m)

Fitted with a range of wall mounted and base units with worksurfaces over and tiling to splashbacks. Built in electric hob with cooker hood over and electric oven under. Single bowl stainless steel sink and drainer unit with central mixer tap. Spotlights. Radiator. uPVC double glazed window to front aspect. Vinyl floor covering. Wall mounted Worcester combination boiler.

Bedroom 1 11' 5" x 8' 3" (3.48m x 2.51m)

Coved ceiling, radiator. uPVC double glazed window to rear aspect and glazed door to stairs leading to rear garden.

Bedroom 2 11' 1" x 8' 4" max (3.38m x 2.54m)

An L-shaped room with coved ceiling and radiation. uPVC double glazed window to rear aspect.

Bedroom 3/ Study 10' 9" x 6' 9" (3.27m x 2.06m)

Coved ceiling. Radiator. uPVC double glazed window to rear aspect.

Shower Room 6' 3" x 5' 9" (1.90m x 1.75m)

Vinyl floor covering. Corner shower cubicle. Pedestal wash hand basin, low level W.C. Obscure uPVC double glazed window to side aspect. Tiled walls, vanity light and shaver point. ladder style radiator.

Garden

Laid to patio and enclosed by walls and picket fence. Garage to the front of the property in a block of 4, furthest from the flat on the right.

Tenure

Leasehold. The service charge is £51.74 per month which includes a nominal £10 per annum ground rent.

Council Tax - A

EPC - C

GRAPHIC COURTESY

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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.

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