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Mountbatten Close

£399,950

- * *Extended Detached House*
- * *Southerly Rear Garden*
- * *4 Bedrooms*
- * *Tucked Away Position*
- * *3 Reception Rooms*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

12 Mountbatten Close, Kewstoke, BS22 9LR

Description

A 4 bedroom detached residence, tucked away at the end of this popular cul-de-sac, with extensions to both the side and rear aspects, providing very flexible accommodation. The original dining room has grown to to nearly 20' in length and the side addition could suit a play room, hobby room or dependent relative perhaps. The property does require updating, but there is so much potential on offer here and many will appreciate that the rear garden is private and benefits from a southerly aspect. Offered with 'no onward chain' complications.

Accommodation

Entrance Porch

Double glazed front entrance door with double glazed windows to both sides. Radiator. Part glazed wooden door to

Lounge 15' 3" x 11' 7" (4.64m x 3.53m)

2 wall light points, radiator. Double glazed window to front aspect. Part glazed wooden door to

Dining Room 19' 6" x 12' 2" (5.94m x 3.71m)

including stairs rising to the first floor. 2 wall light points, radiator. Double glazed window to rear aspect. Patio doors through to

Conservatory 10' 0" x 7' 0" (3.05m x 2.13m)

2 wall light points. Double glazed windows to side and rear plus door to garden.

Kitchen 10' 10" x 8' 8" (3.30m x 2.64m) maximum. Fitted wall and base units, work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap and tiling to splash backs. Space for cooker and 3 under counter appliances. Radiator. Double glazed window to rear aspect. Access to

Inner lobby

Built-in cupboard with double doors.

Downstairs WC

WC and wash hand basin with cupboard below. Radiator, extractor fan. Tiling to walls.

Side Extension/Hobby Room 14' 0" x 11' 5" (4.26m x 3.48m) Fireplace. A dual aspect room with double glazed windows and doors to front and rear.

First Floor Landing

Built-in airing cupboard housing the hot water tank.

Bedroom 1 14' 0" x 11' 8" (4.26m x 3.55m) maximum including 2 double wardrobes and overhead cupboards. Smooth ceiling finish with coving. Radiator. Double glazed window to front aspect.

Bedroom 2 14' 0" x 9' 0" (4.26m x 2.74m) plus built-in over stairs wardrobe. Smooth ceiling finish. Radiator. Double glazed window to rear aspect.

Bedroom 3 9' 3" x 7' 3" (2.82m x 2.21m) Radiator. Double glazed window to front aspect.

Bedroom 4 9' 2" x 7' 5" (2.79m x 2.26m) reducing to 5'10" maximum, L-shaped room. Smooth ceiling finish. Radiator. Double glazed window to rear aspect.

Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)

Panelled bath with mixer shower, WC and pedestal wash hand basin. Radiator, tiled walls. Smooth ceiling finish with coving. Obscure double glazed window to side aspect.



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

Shared driveway to a frontage laid to hard standing and patio providing off road forecourt parking. Up and over door into the integral garage (unable to measure at time of inspection). The rear garden is enclosed, benefits from a southerly facing aspect and enjoys an excellent level of privacy. The garden would benefit from some cultivation and is laid to grass and patio, plus shed and storage facility.



Tenure

Freehold, council tax band is 'D'.

The energy rating for this property is 'D'

Current Setting



GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (137.0 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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