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# Harris & Lee

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*Kewstoke Village*

*OIRO £330,000*

- \* *Victorian Semi Detached*
- \* *3 Double Bedrooms*
- \* *2 Reception Rooms*
- \* *Downstairs Cloakroom*
- \* *Large Gardens*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## Kew Villa, 48 Kewstoke Road, Kewstoke, BS22 9YE

### Description

NO ONWARD CHAIN with this 3 storey, 3 bedroom Victorian semi featuring a large garden, backing onto woods, plus far reaching views to the front aspect towards coastline. Very much a lifestyle choice for those looking for something that little bit different, character and individuality, occupying an elevated position above the road in this lovely village position. The flexible gas centrally heated and double glazed accommodation is arranged over 3 floors with bedroom 3 being in the loft, an ideal hobby room or office for those working from home. A downstairs WC complements 2 separate receptions and the kitchen/breakfast room stretches to over 20' in width. The extensive gardens are a particular feature and offer a great deal of potential and benefit from a southerly aspect.

### Accommodation

#### Entrance

Steps ascend up to a double glazed front entrance door with adjacent side panel, opening to

#### Entrance Lobby 7' 3" x 5' 0" (2.21m x 1.52m)

Multi pane glazed door to hallway plus door to

#### Downstairs Cloakroom

Wash and basin and WC, tiled floor. Obscure double glazed window.

#### Entrance Hall

Stairs to first floor, telephone point. Doors to dining room and to

**Lounge** 14' 6" into recess x 10' 0" (4.42m x 3.05m) minimum, plus double glazed bay window with views to front aspect. Gas fired with hearth, radiators.

**Dining Room** 14' 4" into recess x 8' 10" (4.37m x 2.69m) plus built-in under stairs storage cupboard. Fireplace, radiator, double glazed window to side aspect.

**Kitchen/Breakfast Room** 20' 6" x 6' 0" (6.24m x 1.83m) increasing to 8'4". A slight L-shaped room with fitted wall and base units, roll edge work surfaces and inset sink unit with tiling to splash backs. Integrated oven and grill, 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. Space for table and chairs. Radiator. Double glazed window to side aspect plus door to front.

#### First Floor Landing

Access to bedrooms 1 and 2, plus the bathroom.

**Bedroom 1** 12' 5" x 9' 10" (3.78m x 2.99m) up to wardrobes, plus double glazed bay window to front aspect enjoying far reaching views across the surrounding area including St Pauls Church. Fitted wardrobes along one wall plus dressing table. Radiators.

**Bedroom 2** 14' 1" x 9' 10" (4.29m x 2.99m) into recess. Radiator, dual aspect double glazed windows to side and rear.

**Bathroom** 10' 5" x 5' 1" (3.17m x 1.55m) increasing to 8'6". An L-shaped room with door providing access to stairs leading up to the second floor bedroom. Built-in cupboard. Panelled bath with mixer shower, pedestal wash hand basin and low level WC. Radiator, obscure double glazed window.

**Bedroom 3/Loft Room** 14' 0" x 13' 9" (4.26m x 4.19m) maximum including stairs. Wooden beams, double glazed window with views to side. Door opening into a walk-in cupboard/eaves storage measuring 14' x 5' approx.



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

A generous plot features wonderful size gardens for this style of property, enjoying a southerly aspect and ultimately backing onto woodland. Areas to the side of the house incorporate a patio with greenhouse, plus additional section laid to stone chippings benefitting from lovely views across parts of the surrounding village. Extensive areas laid to grass incorporate a range of established trees.



## Gardens



## Tenure

Freehold, council tax band is 'D'.

The energy rating for this property is 'E'.



TOTAL FLOOR AREA: 1197 sq ft (111.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other detail are approximate and no responsibility is taken for any error, omission or misstatement. 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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