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Estate Agents

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# Harris & Lee

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*Whitting Road*

*£250,000*

- \* *Older Style Terrace House*
- \* *2 Separate Receptions*
- \* *3 Bedrooms*
- \* *Downstairs WC*
- \* *Southerly Facing Rear Garden*
- \* *G/C Heating & D/Glazing*



*114 High Street, Worle, BS22 6HD*

## 6 Whitting Road, Weston-s-Mare, BS23 4ED

### Description

An opportunity to acquire an older style 3 bedroom terrace house in the popular South Ward of Weston, benefitting from a southerly facing enclosed rear garden and 2 separate reception rooms, adding flexibility. A useful rear lobby provides access to a utility cupboard and downstairs WC, plus there is a store shed/store room attached to the back of the property.

### Accommodation

#### Entrance

Double glazed door to lobby, further door to

#### Entrance Hall 13' 3" x 6' 9" (4.04m x 2.06m)

A good size hallway, including stairs to first floor. Under stairs cupboard plus useful good size cloaks cupboard with window. Radiator.

**Lounge** 15' 0" x 11' 4" (4.57m x 3.45m) including double glazed bay window to front aspect and fireplace. Radiator.

**Dining Room** 13' 3" x 11' 3" (4.04m x 3.43m) Tiled fireplace, radiator, double glazed window to rear aspect.

**Kitchen** 8' 9" x 6' 10" (2.66m x 2.08m) Fitted wall and base units with work surfaces, sink unit and tiling to splash backs. Built-in oven and hob with cooker hood over. Wall mounted gas fired boiler. Access through to

#### Rear Lobby

Door to side to rear garden, Further access to a useful utility cupboard/store with plumbing for washing machine. Plus separate WC with low level WC and window.

**First Floor Landing** 11' 0" x 6' 10" (3.35m x 2.08m) including linen storage cupboard.

#### Bedroom 1 13' 3" x 10' 2" (4.04m x 3.10m)

Fitted wardrobes to either side of a tiled fireplace. Radiator, double glazed window to front aspect.

#### Bedroom 2 13' 3" x 11' 4" (4.04m x 3.45m)

Radiator, double glazed window to rear aspect.

#### Bedroom 3 9' 0" x 6' 9" (2.74m x 2.06m)

Radiator, double glazed window to front aspect.



#### Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)

Bath with shower and side screen, pedestal wash hand basin and low level WC. Radiator, obscure double glazed window to rear 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

Enclosed front garden with gated access. The rear garden benefits from a southerly facing aspect, laid to grass and patio. Gated rear access. Useful store shed/garden shed attached to the back of the property.



## Tenure

Freehold, council tax band is 'B'.

## Other Material Information

Gas central 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. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'C'.

GROUND FLOOR



1ST FLOOR



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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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