

Harris & Lee
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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Village OIEO £255,000

- * Turn Key Ready
- * Immaculate Throughout
- * 3 Bedrooms
- * 2 x Allocated Parking Spaces
- * Downstairs Cloakroom
- * Mid Terraced Home



114 High Street, Worle, BS22 6HD

Ivy Lodge, 227 Longridge Way, Weston super Mare, BS24 7HR

Description

An exceptional opportunity to acquire this beautifully presented mid-terrace home, ideally positioned on the highly sought-after edge of Weston Village. Offering superb access to the town centre and excellent commuter links, this property is perfectly suited to modern living. Owned for 20 years and immaculately maintained throughout, the home boasts three bedrooms, two being generous sized doubles & one single, a stylish and spacious kitchen/diner ideal for entertaining, a convenient downstairs cloakroom, and a well-kept, enclosed rear garden—perfect for relaxing or family use. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Accommodation

Entrance

Covered front entrance. Door to

Lounge 15' 8" x 14' 8" (4.77m x 4.47m)

uPVC double glazed window to front aspect. Staircase to first floor accommodation, smooth ceiling finish. Radiator with decorative cover. TV and telephone point. Door to

Kitchen/Diner 14' 9" x 8' 3" max (4.49m x 2.51m)

The kitchen is fitted with a range of wall mounted and base units, with roll edge work surface and tiling to splashback. Single bowl stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for upright Fridge/Freezer. Built in electric oven and 4 ring gas hob with cooker hood over. Smooth ceiling finish and vinyl floor covering. The dining is carpeted and includes the under stair storage cupboard and radiator. Opening to

Lobby

uPVC double glazed window to side aspect. Smooth ceiling finish. Timber framed glazed door to rear garden.

Cloakroom

Smooth ceiling finish. Vanity wash hand basin with storage cupboard under and tiled to splashback. Radiator, W.C. Obscure uPVC double glazed window to rear aspect.

First Floor Landing

Doors to all rooms, loft hatch. Smooth ceiling finish.

Bedroom 1 13' 3" x 8' 7" (4.04m x 2.61m)

Smooth ceiling finish, Radiator. uPVC double glazed window to front aspect.

Bedroom 2 8' 7" x 10' 8" (2.61m x 3.25m)

uPVC double glazed window to rear aspect. Radiator, smooth ceiling finish.

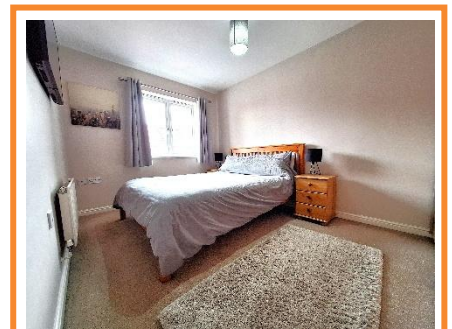
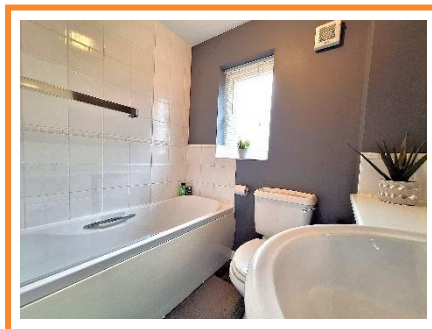
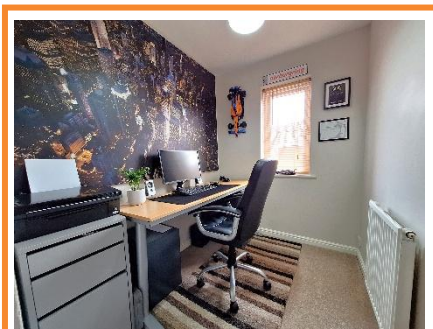
Bedroom 3 5' 7" x 10' 0" (1.70m x 3.05m)

including airing cupboard housing Potterton boiler. uPVC double glazed window to front aspect. Radiator. Smooth ceiling finish.

Outside

The rear garden is enclosed by brick wall and panelled fencing. Laid to an area of patio, lawn, mature shrubs and plants. Cold water tap. Garden shed. Pathway leading to rear gate which gives access to the 2 allocated parking spaces. To the front of the property there is a small area of lawn, enclosed by hedgerow, with pathway leading to front door.

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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.

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- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

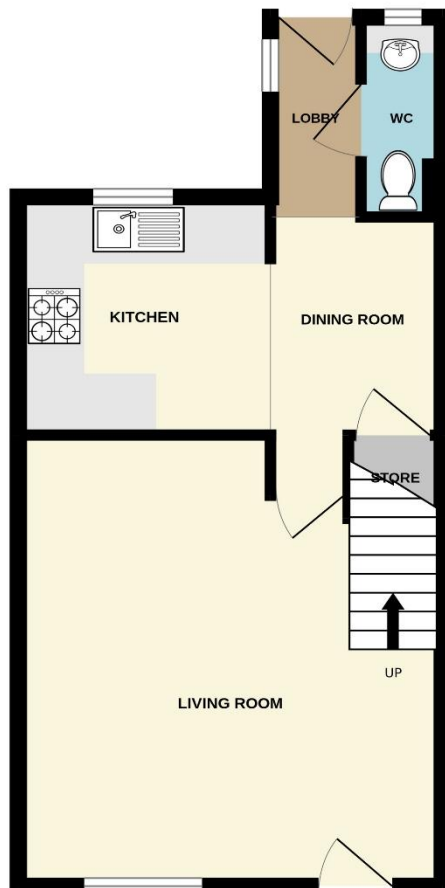
Tenure

Freehold. Ground rent of £23.00 per month, which is used to parking & green space maintenance.

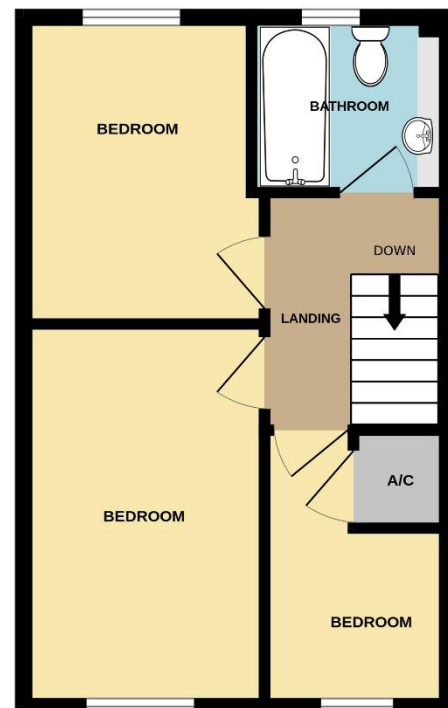
Council Tax - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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