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Weston super Mare

£375,000

- * *No Onward Chain*
- * *Huge Potential to Improve*
- * *Three Bed / Three Reception*
- * *Impressive Plot Size*
- * *Victoria Detached Home*
- * *16' x 12' Garage Plus Drive*



114 High Street, Worle, BS22 6HD

2 Christ Church Path, Weston super Mare, BS23 3AL

Description

A rare opportunity to acquire this substantial detached Victorian home. Sitting in a central no through road position, close to Weston town centre and sea front and offered with no onward chain. Requiring modernisation throughout the property gives potential buyers the chance to add their own design and style to adapt and improve the flexible accommodation. Situated on a sizeable plot the property boasts three reception rooms including 14' 9" x 13' Bay fronted lounge, kitchen, utility area and cloakroom WC to the ground floor, whilst upstairs provides three 'double' bedrooms, bathroom and separate WC to the first floor. There is also useful loft space with plenty of eave's storage. Externally there is a larger than average garage plus works shop and potting shed with front, side and rear gardens and a gated driveway.

Accommodation

Storm Porch

A covered storm porch with part-stained glass windows to front and side aspect leading to a hard wood entrance door into.

Entrance Porch

Dado Rail, tiled floor, coved ceiling, part single glazed door into

Entrance Hall

Radiator. Coved ceiling, Stair to first floor accommodation. uPVC double glazed window to side aspect.

Cloakroom WC

uPVC double glazed window to front aspect, wash hand basin, radiator and low-level WC. Wall mounted gas boiler supplies the property with hot water. Door to useful understairs storage area housing the electrical consumer unit.

Lounge 14' 9" x into bay 13' 0" (4.49m x 3.96m)

uPVC double glazed bay window to front aspect, coved ceiling with decorative ceiling rose and picture rails, Radiator.

Sitting Room 11' 6" x 12' 0" (3.50m x 3.65m)

uPVC double glazed window to rear aspect. Radiator, coved ceiling and decorative ceiling rose.

Dining Room 11' 4" x 7' 5" (3.45m x 2.26m)

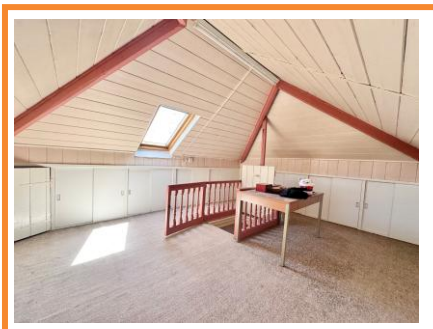
Coved ceiling, two radiators. Two double glazed windows to side aspect. Shower cubicle with shower over. Serving hatch to sitting room. Door to

Kitchen

Fitted with a range of wall mounted and base units, work surface with tiling to splash backs, single bowl stainless steel sink and drainer unit. uPVC double glazed windows to side and rear aspect. Wall mounted electric water heater. Space for free standing gas cooker.

Utility Area,

providing covered access from the main house to the garage and workshop area. uPVC double glazed windows to front and rear aspect plus doors to driveway and rear garden. Space and plumbing for washing machine, wall mounted wash hand basin with tiling to splash back.



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.

First Floor Landing

Windows to front and side aspect, coved ceiling, doors to a first-floor rooms. Two radiators, Loft hatch with attachable ladder to useful loft space.

Bedroom 1 12' 8" x 11' 6" (3.86m x 3.50m)

Two uPVC double glazed windows to front aspect. Radiator, coved ceiling and pictured rail.

Bedroom 2 12' 1" x 11' 7" (3.68m x 3.53m)

Radiator, uPVC double glazed window to rear aspect.

Bedroom 3 11' 4" x 8' 2" (3.45m x 2.49m)

Coved ceiling, double radiator and uPVC double glazed window to side aspect.

WC

Obscure uPVC double glazed window to side aspect, low level WC, wall mounted wash hand basing with tiling to splash back.

Bathroom

Coved ceiling, partially tiled walls, panelled bath and wall mounted wash hand basin. Radiator, eye level storage cupboard.

Garage 16' 5" x 12' 8" (5.00m x 3.86m)

Two timber framed windows to Side aspect, two timber doors opening onto covered driveway area

Workshop 8' 3" x 8' 0" (2.51m x 2.44m)

Two windows including high level window to rear aspect allowing plenty of natural light.

Outside

The wrought iron gated access leads through to driveway parking, with further large wooden gates providing access to the garage. The spacious triangular plot provides well established gardens to the front side and rear, with 'crazy paving' pathways leading to areas of lawn and raised beds with planted borders. Additionally, there are three separate sheds including a potting shed with light and power, the shed furthest from the property is situated above an active badger sett. There is also an external brick build storage cupboard housing a further boiler providing the central heating. Cold water tap.

AGENTS NOTE

Wildlife & Conservation Interest

N.B. Prospective buyers should be aware that there is an active badger sett located within the grounds of the property. Under the Protection of Badgers Act 1992, badgers and their setts are legally protected. This means that any future development, significant landscaping, or building works within the immediate vicinity of the sett may be subject to legal restrictions and require professional ecological surveys or government licenses. The sett offers a unique opportunity for wildlife observation for nature enthusiasts, provided the habitat is respected.

Tenure - Freehold

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

