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Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Meadvale

Offers Over £280,000

- * Detached Bungalow
- * Two Good Size Bedrooms
- * Southerly Facing Rear Garden.
- * Garage & Parking
- * Wet Room
- * Level Location



114 High Street, Worle, BS22 6HD

3 Mallard Walk, Meadvale, Worle, Weston super mare, BS22 8RS

Description

A detached bungalow set on a level location on the ever-popular Meadvale Estate. Tucked away from the main road and within easy reach to bus stops and Worle Highstreet amenities. Boasting a 17ft Lounge/Diner with patio doors opening out on to the well cared for Southerly rear garden, which is fully enclosed and laid to areas of patio and lawn all with the benefit of a large garden shed and vegetable plot, along with mature shrubs and flower borders. The property also has 2 good sized bedrooms and a well maintained Kitchen, along with a garage in a block to the rear.

Accommodation

Entrance

Cover porch with Obscure uPVC double glazed door to

Hallway

Radiator, telephone point, airing cupboard housing Valliant combination boiler. additional storage cupboard. Loft hatch giving access to part boarded loft, with insulation, light and ladder.

Bedroom 1 14' 8" x 10' 2" (4.47m x 3.10m)

uPVC double glazed window to front aspect, built in wardrobe, radiator.

Bedroom 2 10' 11" x 8' 11" (3.32m x 2.72m)

uPVC double glazed window to front aspect. Radiator.

Wet Room

Two uPVC double glazed obscure windows to side. Electric Mils shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls. Radiator.

Lounge/Diner 17' 4" x 10' 11" (5.28m x 3.32m)

Electric fireplace. Radiator. Sliding patio doors to rear garden. Glazed timber door to

Kitchen 9' 0" x 7' 9" (2.74m x 2.36m)

Fitted with a range of wall mounted and base units with worksurfaces and fully tiled walls. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washing machine, space for cooker with cooker hood over. Space for Upright fridge/Freezer, space for additional under counter appliance. uPVC double glazed window to rear aspect. uPVC double glazed door to rear garden.

Outside

The front of the property is laid to lawn and beautifully maintained flower borders. There is a pathway leading to the covered porch and the side gate, giving access to the rear garden. The Southerly rear garden is laid to decking, lawn and patio. With a large shed and lean to with electric, green house and raised vegetable plot. Cold water tap. Rear gate giving access to lane at rear, which leads to garages. The garage for this property is the third on the left the white up and over door. Second side gate to front garden.

Tenure

Freehold.



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

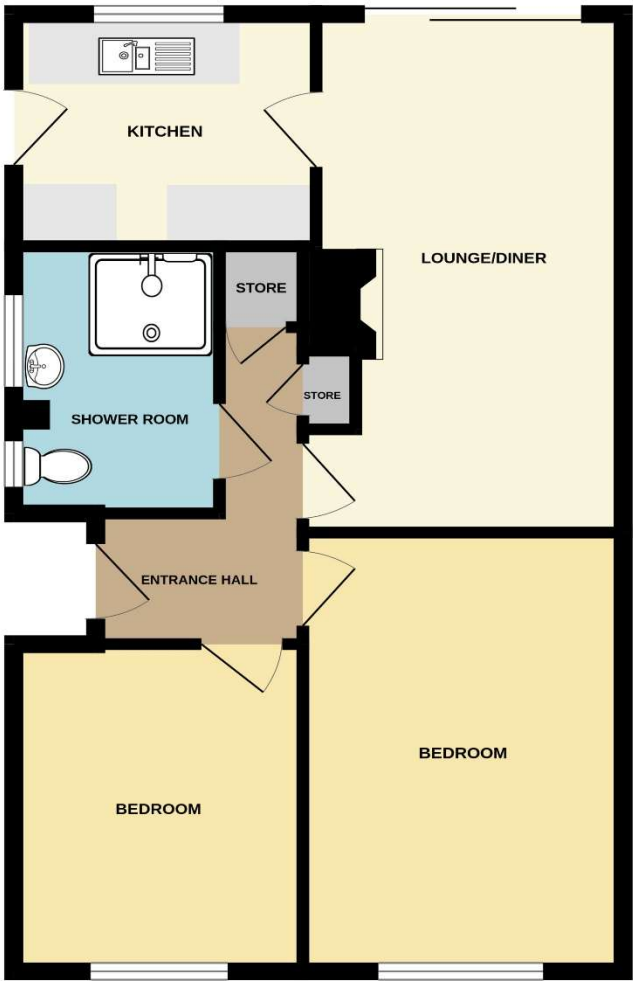
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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