

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

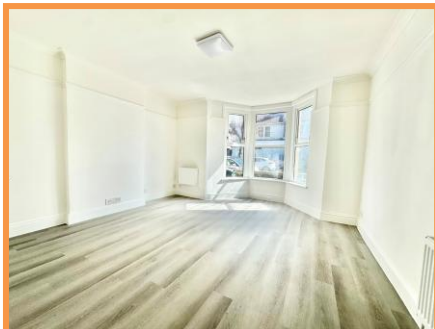
Helping you move with 100 years combined staff experience



Weston-super-Mare

£180,000

- * *Spacious Ground Floor Flat*
- * *One Double Bedroom*
- * *Fully Refurbished Throughout*
- * *Bay Fronted Lounge*
- * *999yr Lease*
- * *Rear Garden*



114 High Street, Worle, BS22 6HD

Description

Offered with no onward chain the one-bedroom ground floor flat spans an impressive 785 square feet. The property itself does require modernisation throughout and is ideal for the those looking for a project home. Currently a Freehold property, with a conversion to 999 year Leasehold in the early stages. The potential to adapt and improve this spacious property is huge and therefore an internal viewing is advised.

Accommodation

Entrance 5' 8" x 5' 0" (1.73m x 1.52m)

Enter via a part glazed composite door into the Entrance Porch. Laminate. Part glazed stained glass hardwood door into

Entrance Hall

Two uPVC double glazed windows to side aspect, two radiators. Dado rail. Laminate floor. Doors to all rooms.

Lounge 15' 8" into bay window X 13' 7" (4.77m x 4.14m)

Two radiators. Coved ceiling, picture rail. uPVC double glazed bay window to front aspect, laminate flooring.

Bathroom

Panelled bath, with central mixer taps and mixer shower attachment over. Vanity wash hand basin, WC. heated towel rail, extractor, part tiled walls.

Bedroom 15' 1" x 12' 0" (4.59m x 3.65m)

uPVC double glazed window to rear aspect. Coved ceiling. Radiator. Laminate flooring.

Kitchen

Dual aspect room with two uPVC double glazed windows to side aspects. A range of wall mounted and base units with works surface over. Single bowl stainless steel sink and drainer unit with central mixer tap, tiling to splash backs. 4 ring gas hob and electric oven with extractor hood over. Wall mounted Ideal boiler. Laminate flooring. Door to

WC

Low level WC, obscured window to side aspect. Laminate floor, half tiled walls.

Utility Area

Space and plumbing for washing machine. Window/cat flap to side aspect.

Store / Lean to 12' 9" x 6' 3" (3.88m x 1.90m)

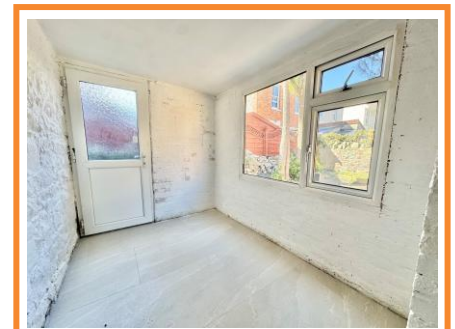
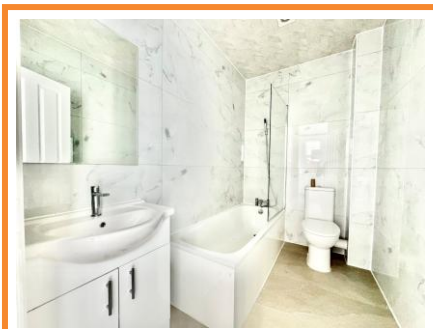
uPVC double glazed window to rear aspect, Part glazed uPVC door to side providing access to

Rear Garden

With side access, enclosed by low level stone wall and part panelled fencing with areas of patio.

Council Tax Band - B

Tenure – Leasehold – New 999 year Lease with share of Freehold.



Other Material Information

Gas Central Heating – present

Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir.

Broadband & Fibre –

Virgin Media – Currently unavailable in this area.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.

