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West Wick

£309,950

- * *End Terrace Town House*
- * *4 Bedrooms*
- * *Re-Fitted Kitchen/diner*
- * *Study*
- * *Bathroom & En-suite*
- * *Garage & Parking*



114 High Street, Worle, BS22 6HD

79 Turnock Gardens, West Wick, BS24 7FT

Description

A tucked away position in the popular location of West Wick, well placed for access to the M5, rail link at Worle Parkway and a number of well know shopping outlets including Sainsbury's Supermarket. This well presented Town House has been enhanced by the kitchen/diner upgrade providing a much more sociable space for the family to enjoy. Anyone who works from home will appreciate the study option and the 4 bedrooms are complemented by a bathroom and en-suite shower. The garage has light and power and there is parking for 2 cars.

Accommodation

Entrance Hall

Radiator. Staircase to first floor accommodation.

Kitchen/diner 18' 0" x 13' 10" max (5.48m x 4.21m)

Re-fitted in 2018 with a range of dove grey soft close floor and wall units with matching work surfaces and contrasting up stands. Inset sink with mixer tap. Island unit/ breakfast bar. Range of integrated appliances to include a dishwasher, washing machine, electric induction hob, double oven and fridge/freezer. Radiator. Understairs cupboard. Dual aspect with double glazed window to side and patio doors to the rear.

Study 9' 2" x 6' 10" (2.79m x 2.08m)

Work surface and wall units. Double glazed window to side.

Cloakroom

White suite of corner pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to front.

First Floor Landing

Radiator. Cloaks cupboard. Staircase to second floor landing.

Lounge 13' 10" x 11' 3" (4.21m x 3.43m)

'Media Wall' to provide screening for TV wiring etc. Radiator. Coved ceiling. Dual aspect with double glazed window to front and Juliette balcony to the side.

Bedroom 1 13' 10" x 9' 4" (4.21m x 2.84m)

Radiator. Double and single wardrobe. Coved ceiling. Dual aspect with double glazed window to rear and Juliette balcony to side. Door to

En-suite 6' 4" x 4' 2" (1.93m x 1.27m)

White suite of pedestal wash hand basin, low level WC and walk-in shower with mains supply. Radiator. Obscure double glazed window to side.

Second Floor Landing

Store cupboard. Access to loft.

Bedroom 2 13' 11" x 9' 1" (4.24m x 2.77m)

Radiator. Dual aspect with double glazed windows to side and rear.

Bedroom 3 11' 2" x 6' 7" (3.40m x 2.01m)

Radiator. Double glazed window to side.

Bedroom 4 8' 10" max 7'10 min x 7' 0" (2.69m x 2.13m)

Radiator. Double glazed window to front.

Bathroom 7' 0" x 6' 10" (2.13m x 2.08m)

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to side.



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

The property is approached via a footpath to the front door. The rear garden is designed to be low maintenance and laid to stone chippings with 2 patio areas and a raised border. Side gate to a single garage (right hand of the two at the rear of the property) with up and over door, light and power. Additional parking in front of the garage and in the space close-by marked by the number 79.

Tenure

Freehold

Material Information

Material Information We have been advised the following;

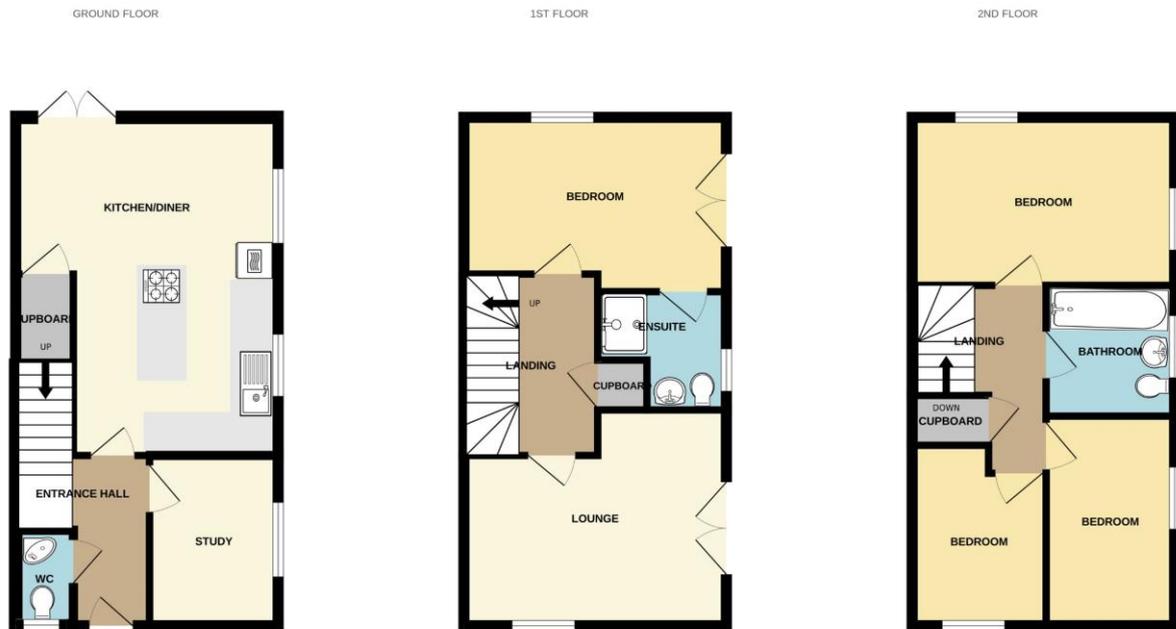
Gas- Mains

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,



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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