

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle

£325,000

- \* Dual Occupancy
- \* 3 Bedroom House
- \* Downstairs Shower Room
- \* 1 Bedroom Annexe
- \* Level Location
- \* Garage



114 High Street, Worle, BS22 6HD

### Description

A tucked away location in an established part of North Worle and well placed for access to a good choice of amenities including shops in Worle High Street, Schools and Castle Batch all-inclusive SEND play park. There are a number of options with this property to include home office or dual occupancy. The extended end of terrace 3 bedroom home also benefits from a lounge, kitchen/diner, ground floor shower room, bathroom, corner plot gardens and Garage. There is also parking for a number of vehicles. The detached Bungalow comprises lounge, dining area, kitchen, bedroom and bathroom.

### Accommodation

#### Entrance Hall

Double glazed entrance door. Glazed door to

**Lounge** 16' 4" x 13' 10" into double glazed bow window to front (4.97m x 4.21m)

Flueless gas fire. Radiator. Bi-fold door to

#### Inner Hall

Understairs cupboard. Staircase to first floor accommodation.

#### Shower Room

White suite of shower enclosure with shower panel, mains shower, vanity wash hand basin with cupboards under and low level WC. Cupboard housing the gas combination boiler. Double glazed window to side.

**Kitchen/Diner** 15' 10" x 8' 5" (4.82m x 2.56m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 1/2 bowl sink unit with mixer taps. Space for washing machine and dishwasher. Electric cooker point. Store cupboard. Radiator. Dual aspect with double glazed windows to side and rear. Double glazed doors to side and rear.

### First Floor Landing

Airing cupboard with radiator. Access to partly boarded loft.

**Bedroom 1** 14' 0" x 8' 6" (4.26m x 2.59m)

2 radiators. 2 double glazed windows to rear.

**Bedroom 2** 10' 0" x 6' 6" (3.05m x 1.98m)

Radiator. Double glazed window to front.

**Bedroom 3** 9' 6" x 8' 2" (2.89m x 2.49m)

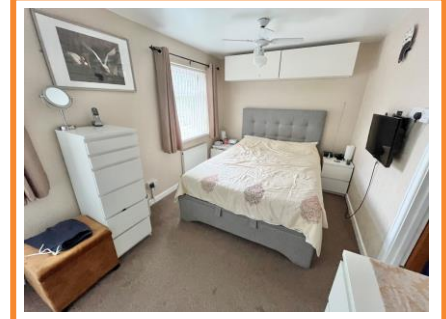
Double glazed window to front.

### Bathroom

White suite of panelled bath with shower mixer taps, vanity wash hand basin with cupboards under and low level WC with concealed cistern. Ladder style radiator. Fully tiled walls. Obscure double glazed window to side.

### Outside

The front garden is enclosed by a mature and well tended hedge and brick wall. The rear garden extends around to the side of the property and has a paved patio leading to the main area of garden, laid to lawn. Paving at the side with shed. Greenhouse. Garage 18'2" x 7'11" with up and over door, light and power. Rear door to the garden. There is parking for several vehicle not only in front of the garage but along the side of the Bungalow.



## Bungalow Annexe

### Entrance Hall

Shelved cupboard.

### Lounge 14' 4" x 9' 4" (4.37m x 2.84m)

Double glazed patio doors to lean-to garden room.  
Opening to

### Dining Area 8' 5" x 7' 8" (2.56m x 2.34m)

Radiator. Doors to the bathroom and bedroom.

### Kitchen 8' 2" x 8' 0" (2.49m x 2.44m)

Fitted with a range of wall and floor units. Tiled walls and floor. Plumbing for washing machine. Space for electric cooker. Double glazed window.

### Bedroom 13' 8" x 7' 3" (4.16m x 2.21m)

Radiator. Double glazed window.

### Bathroom

Suite of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Gas central heating boiler. Obscure double glazed window.

### Freehold



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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## The Annexe Bungalow



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