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Harris & Lee

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Helping you move with 100 years combined staff experience



Worle

£249,999

- * 2 Bedrooms
- * Conservatory
- * Driveway To Side
- * Great First Home
- * Close To Amenities/Park
- * Level Location



114 High Street, Worle, BS22 6HD

10 Grace Road, Worle, Weston-super-Mare, BS22 7DT

Description

This well presented Semi Detached home is located in ever popular Worle. Close to shops, Priory School and other local amenities. Within reach to the M5, train station and bus routes. The property, tucked away down a Cul-de-Sac, boasts 2 bedrooms, large conservatory and corner plot rear garden, along with off road parking for 2 cars to the side. Early viewing advised.

Accommodation

Entrance

Part glazed uPVC entrance door to

Hallway

Laminate flooring. uPVC double glazed window to side. Radiator. Staircase rising to first floor accommodation. Door to

Lounge 13' 2" x 10' 8" (4.01m x 3.25m)

Laminate flooring, coved ceiling, TV point. uPVC double glazed Box Bay Window to front. Radiator with decorative screen. Part glazed door to

Kitchen 14' 0" x 7' 0" (4.26m x 2.13m)

Fitted with a range of wall mounted units, glass fronted cabinets and base units with wood effect worksurfaces. Partially tiled to splashback. Single bowl stainless steel sink and drainer unit with central mixer tap. Space for cooker, space and plumbing for dishwasher and washing machine. Space for additional under counter appliances. Coved ceiling. Vinyl floor covering. Towel radiator. Door to under stairs cupboard, housing gas fired boiler, and newly installed fuse box. Obscure uPVC double glazed door to rear garden. uPVC double glazed window to rear. uPVC double glazed sliding patio door to

Conservatory 10' 10" x 10' 10" (3.30m x 3.30m)

Low brick walls with uPVC double glazed windows. French doors to rear garden. Wood flooring, radiator.

First Floor Landing

uPVC double glazed window to side aspect. Loft access to attic space.

Bedroom 1 10' 6" x 10' 8" (3.20m x 3.25m)

Radiator, uPVC double glazed window to front. Coved ceiling. Airing cupboard housing water tank. Single built in storage cupboard with hanging space and shelf.

Bedroom 2 8' 11" x 7' 8" (2.72m x 2.34m)

uPVC double glazed window to rear. Radiator. Coved ceiling.

Bathroom 5' 11" x 5' 9" (1.80m x 1.75m)

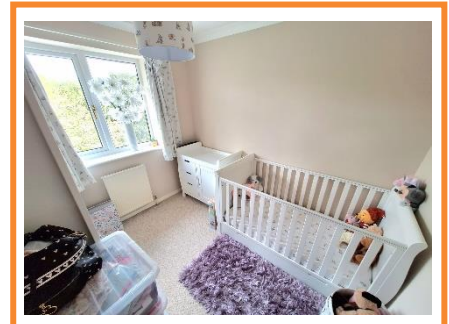
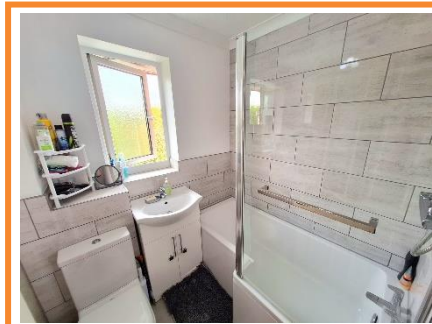
A newly fitted white suite comprising panelled bath with mains shower over, rainfall attachment and hand held attachment, mixer taps. Shower screen. Part tiled walls. Closed couple W.C. Vanity wash hand basin with storage cupboard under. Obscure uPVC double glazed window to rear. Extractor fan. Towel style radiator. Vinyl floor covering.

Outside

To the front of the property, there is a driveway to the side, and additional parking space to the front, laid to stone chippings. Side gate gives access to the fully enclosed rear garden, which is laid to lawn, patio and mature shrubs and trees. This private garden is enclosed by panelled fencing. There is also the benefit of outside lighting, and a cold water tap. Large shed.

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

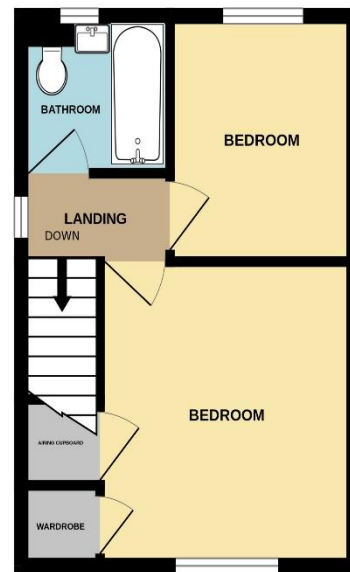
We have been advised the following; Gas- Mains
 Electricity- Mains Water and Sewerage- Bristol and
 Wessex Water Broadband- Visit Ofcom checker for
 specific speeds and supply or coverage in this area.
 Mobile Signal- 5G. Visiting the Ofcom checker. Flood-
 risk- North Somerset planning website will provide
 details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
 274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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