

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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**Weston-super-Mare £294,000**

- \* Semi-Detached Residence
- \* Kitchen & Utility
- \* 2 Reception Rooms
- \* Loft Room
- \* 3 Bedrooms
- \* Bathroom & Shower Room



**114 High Street, Worle, BS22 6HD**

### Description

Victorian homes are always popular and this semi-detached property is a fine example with a number of original features retained. The location is convenient for the Town Centre and a bus service providing travel to Bristol via the X1 service. The well presented accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility room and shower room. On the first floor there are 3 bedrooms and a bathroom together with stairs to the loft room.

### Accommodation

#### Entrance Porch

Composite double glazed door. Laminate flooring. Glazed door to

#### Entrance Hall

Radiator. Picture and dado rails. Understairs recess and cupboard. Double glazed window to side.

#### Lounge 13' 9" x 13' 4" (4.19m x 4.06m)

Into double glazed bay window to front. Feature fireplace with electric fire with shelving and store cupboards either side of the chimney breast. Covered ceiling and matching ceiling rose. Picture rail.

#### Dining Room 12' 6" x 10' 8" (3.81m x 3.25m)

Radiator. Double glazed patio doors to the rear garden.

#### Kitchen 13' 7" x 6' 5" (4.14m x 1.95m)

Fitted with a range of floor and wall units with roll edge worksurfaces, tiling to splashbacks and incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. Freestanding cooker with gas hob. Space for washing machine and under counter fridge and freezer. Radiator. Double glazed window and door to

#### Utility Room 7' 10" x 6' 2" (2.39m x 1.88m)

Work surface with space for tumble drier, fridge and freezer. Velux window. Double glazed french doors to rear. Door to

#### Shower Room 7' 10" x 2' 5" (2.39m x 0.74m)

Tiled shower enclosure with electric shower, wash hand basin and low level WC. Extractor fan and tiled floor. Obscure double glazed window to rear.

#### First Floor Landing

Radiator. Double glazed window to side. Staircase to second floor.

#### Bedroom 1 13' 10" x 10' 4" (4.21m x 3.15m)

Into double glazed bay window to front. Radiator.

#### Bedroom 2 12' 5" x 9' 6" (3.78m x 2.89m)

Radiator. Double glazed window to rear.

#### Bedroom 3 12' 5" x 7' 7" (3.78m x 2.31m)

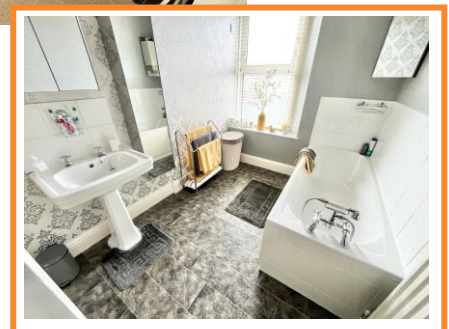
Radiator. Double glazed window to rear.

#### Bathroom 10' 9" x 6' 8" (3.27m x 2.03m)

White suite of panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Tiling to splashbacks. Radiator. Newly installed Wall mounted gas combination boiler. Double glazed window to front.

#### Loft Room 16' 3" x 14' 9" (4.95m x 4.49m)

Radiator. Access to eaves storage space. Velux window.



## Outside

The front garden is enclosed by a stone wall and laid mainly to stone chippings with a gate and block paved footpath leading to the front door. The rear garden is neatly laid to hard standing and an area of decking enjoying a sunny aspect. There is also a shed. A side gate provides shared access to the front of the property.

## Tenure

Freehold

## 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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