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# Harris & Lee

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*North Worle*

*OIRO £400,000*

- \* *4 Bed Detached House*
- \* *18' Lounge*
- \* *Extended to the Rear*
- \* *Downstairs Cloakroom*
- \* *18' Kitchen plus Utility*
- \* *Landscaped Rear Garden*



*114 High Street, Worle, BS22 6HD*

## 11 Taunton Road, Worle, Weston-s-Mare, BS22 7DU

### Description

A dining room and utility room extension really adds extra family space and versatility to this well presented detached home, set back from the road, ideal for North Worle amenities. A useful garden studio with power and under floor heating creates great hobby space or office for those who work from home. An 18' separate lounge with bay window, complements an 18' kitchen/breakfast room which leads through to the superb 12' dining room extension and 10' utility room. The smallest bedroom measures a decent 9'4" x 6'10" and many will appreciate the benefits of a downstairs cloakroom. Attractive landscaped gardens plus adjacent driveway parking and garage. Early viewing recommended and the sellers have found a property they wish to purchase.

**NB. Energy rating is 'C'.**

### Accommodation

#### Entrance

Double glazed entrance door to the side of the property, opening to

#### Entrance Hall

Laminate flooring, radiator. Return staircase rising to the first floor accommodation with built-in under stairs storage cupboard.

#### Downstairs Cloakroom

WC and vanity unit/wash hand basin with cupboard below. Laminate flooring, radiator. Double glazed window to side aspect.

**Lounge** 18' 7" x 11' 0" (5.66m x 3.35m) plus triple glazed bay window to front aspect. Coved ceiling. Telephone point. 2 radiators. Triple glazed window to front aspect.

**Kitchen/Breakfast Room** 18' 7" x 7' 10" (5.66m x 2.39m) 'Shaker' style wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Space for 'Range' style cooker. Space for dishwasher. Breakfast bar. Radiator. Double glazed window to side aspect. Openings through to the utility room and to

**Dining Room** 12' 0" x 10' 1" (3.65m x 3.07m)

A flexible space produced courtesy of an extension to the rear of the house. Coved ceiling, radiator. Double glazed sliding patio doors to the rear garden.

**Utility Room** 10' 0" x 6' 6" (3.05m x 1.98m)

'Shaker' style base units, work surfaces and sink unit with mixer tap over and tiling to splash backs. 'Worcester' gas fired boiler. Space for washing machine, dishwasher and upright fridge/freezer. Double glazed window to rear aspect. Door to side.

#### First Floor Landing

Built-in airing cupboard housing the hot water tank. Access to loft space, double glazed window to side aspect.

**Bedroom 1** 11' 1" x 10' 1" (3.38m x 3.07m)

Radiator, triple glazed window to front aspect.

**Bedroom 2** 11' 1" x 8' 3" (3.38m x 2.51m)

Radiator, triple glazed window to front aspect.

**Bedroom 3** 9' 0" x 8' 0" (2.74m x 2.44m)

Radiator, double glazed window to rear aspect.

**Bedroom 4** 9' 4" x 6' 10" (2.84m x 2.08m)

Radiator, double glazed window to rear aspect.



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.

**Bathroom** 7' 5" x 5' 7" (2.26m x 1.70m)

White suite of panelled bath with mains shower and side screen, wash hand basin with cupboard below and low level WC. Wall cabinets. Double glazed window to side aspect.

**Outside**

Open plan front garden laid to lawn with adjacent driveway providing off road parking, leading to the single with up and over door. The garage measures 16' x 8' approximately and benefits from power and lighting, loft storage facility. Gated side access to the rear garden and to a timber summerhouse/garden studio measures 9'7" x 7'8", with power and lighting, dual aspect double glazed windows, plus double doors and under floor heating. A central area laid to lawn and artificial grass is flanked by two patios, raised planters and fixed seating. Shrub borders and established tree. Outside tap.



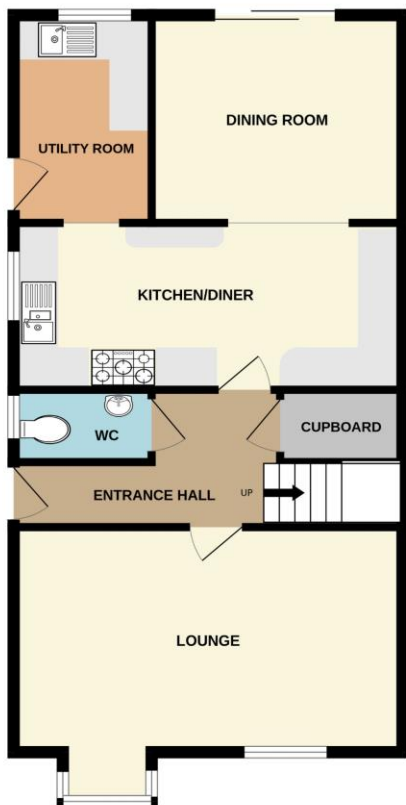
**Tenure**

Freehold, council tax band is 'D'.

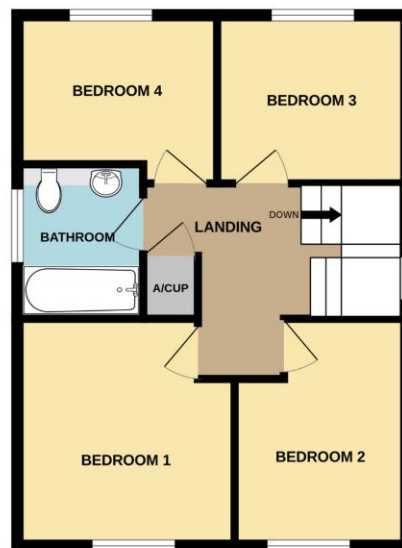
**Other Material Information**

Gas central heating, double glazing plus triple glazing to front aspect. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a very low risk from surface water. Flooding unlikely from groundwater or reservoir. Broadband: the sellers have a 'Virgin Media' line connected, check website for maximum download speeds.

GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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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