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Estate Agents

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# Harris & Lee

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*Worle Hillside*

*£279,950*

- \* 2 Bed Detached Bungalow
- \* Long Drive to Garage
- \* No Through Road Position
- \* White Gloss Kitchen
- \* South Westerly Rear Garden
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 4 Wayland Road, Worle, Weston-s-Mare, BS22 9HS

### Description

There is 'no onward chain' with this 2 bedroom detached bungalow, situated in a 'no through road' position, in this favoured Worle Hillside address, in close proximity to bus services and amenities in Worle High Street.

Many may wish to enhance the property cosmetically, however, many will appreciate the benefits of a south westerly facing enclosed rear garden and a long driveway which leads along the side of the bungalow to a garage.

### Accommodation

#### Entrance

Driveway leading to side of the property. A side entrance door with adjacent side panel opening to

#### Entrance Hall

An L-shaped hallway with access to loft space and radiator.

**Living Room** 17' 5" x 12' 0" (5.30m x 3.65m) Radiator, coved ceiling. Double glazed window to front aspect.

**Kitchen** 10' 10" x 9' 2" (3.30m x 2.79m) White gloss wall and base units with roll edge worksurfaces and breakfast bar area. Sink unit with mixer tap over and tiling to splash backs. 5 ring gas hob with cooker hood over. integrated double oven. Space for washing machine. Integrated fridge/freezer. Tiled floor. Double glazed window to front aspect.

**Bedroom 1** 14' 2" x 11' 2" (4.31m x 3.40m)

Radiator, double glazed patio doors to rear garden.

**Bedroom 2** 10' 0" x 9' 4" (3.05m x 2.84m) Coved ceiling, radiator. Double glazed window to rear aspect.

**Bathroom** 6' 4" x 5' 7" (1.93m x 1.70m) Panelled bath with 'Mira' shower over, pedestal wash hand basin and low level W.C. Radiator. Tiling to walls. Obscure double glazed window to side.

### Outside

The front of the property is finished with low maintenance in mind, laid to stone chippings with established shrubs. A long driveway (7"5' maximum) leads to a single garage with up and over door. The garage measures 16'4" x 8'5" approx. and has power and lighting, plus window to rear. Gated side access to the rear garden, which enjoys a south westerly facing aspect, being enclosed, laid to a combination of patio and grass.

### Tenure

Freehold, council tax band is 'C'.

### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 33-52mbps, source: Openreach. Ultrafast due between now and Oct 2026.

**The energy rating for this property is 'C'.**



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.

GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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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