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Worle

£345,000

- * 4 Bed Semi Detached
- * Garage Conversion
- * Study & Downstairs Shower
- * Larger Garage Added
- * Southerly Rear Garden
- * Corner Position



114 High Street, Worle, BS22 6HD

9 Wentworth Close, Worle, Weston-s-Mare, BS22 6XZ

Description

The original garage of this 4 bedroom semi detached property has been adapted to provide a study and downstairs shower room, whilst allowing the kitchen to increase to circa 14' in length. The lovely corner plot has then allowed for the addition of a much larger than average garage, measuring 24' x 11'9" reducing to 8'4" approximately, plus a wider garage door provides easier access. There are '2' separate reception rooms and many will appreciate the benefits of a southerly facing rear garden and block paved driveway that could facilitate off road parking for 3 cars. Gas central heating and double glazing are present here, there is wiring infrastructure for CCTV camera mounting and category 5e cabling and 'Virgin Media' connectivity. The seller advises that he experiences a maximum download speed of up to 250mbps.

Accommodation

Entrance

UPVC double glazed front entrance door to lobby, with laminate flooring, radiator and obscure double glazed window. Doors to lounge and to

Study 7' 7" x 7' 4" (2.31m x 2.23m) including built-in cupboard. Laminate flooring, radiator. Smooth ceiling finish with coving and inset spot lights. Double glazed window to front aspect. Door to

Inner Hallway

Laminate flooring, radiator. Smooth ceiling finish with coving and inset spot lights. Door to

Downstairs Shower Room 6' 4" x 4' 5" (1.93m x 1.35m)

Shower cubicle with 'Mira' shower, wash hand basin and WC. Heated towel rail, tiling to walls. extractor fan. Automated lighting.

Lounge 13' 10" x 11' 7" (4.21m x 3.53m) Radiator.

Smooth ceiling finish with coving. Double glazed window to front aspect.

Dining Room 12' 4" x 10' 8" (3.76m x 3.25m) maximum including staircase rising to the first floor, with recess beneath. Radiator. Patio doors to the rear garden. Door through to

Kitchen 14' 3" x 11' 1" (4.34m x 3.38m) maximum. 'Shaker' style wall and base units, work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap and tiling to splash backs. Space for dishwasher and cooker, with extractor over. Integrated fridge. Space for under counter appliances. Laminate flooring, double glazed window to rear aspect. Smooth ceiling finish with inset spot lights. Door to side to a covered passage with doors to garden and to garage.

First Floor Landing

Radiator, access to loft space. Useful walk-in 'deep' cupboard with lighting and radiator for airing clothes.

Bedroom 1 12' 10" x 10' 0" (3.91m x 3.05m) up to wardrobes fitted along one wall. Radiator. Smooth ceiling finish with coving. Double glazed window to front aspect.

Bedroom 2 11' 0" x 9' 2" (3.35m x 2.79m) plus built-in wardrobe and over stairs cupboard. Radiator. Smooth ceiling finish with coving. Double glazed window to rear aspect.

Bedroom 3 10' 10" x 7' 6" (3.30m x 2.28m) maximum. L-shaped room with fitted wardrobes, shelving and high level cupboards. Radiator. Smooth ceiling finish with coving. 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.

Bedroom 4 9' 0" x 7' 5" (2.74m x 2.26m)

Laminate flooring. Radiator. Smooth ceiling finish with coving. Double glazed window to front aspect.

Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

White suite of panelled bath with mains shower, wash hand basin and WC. Heated towel rail, tiling to walls. Obscure double glazed window.

Outside

The property occupies a lovely corner position, a blocked paved driveway provides off road parking for 2/3 cars, complemented with an adjacent area of front garden with picket fencing and raised planters. A wider than usual up and over door opens into a larger than average garage, measuring 24' x 11'9" reducing to 8'4". The garage incorporates 2 work benches with carpenters and engineers vice, 'Butler' style sink unit, power and lighting, ladder to loft space which is boarded and has light. Gas boiler. Part of the garage could be used as a utility area with plumbing for washing machine and space for tumble dryer. Double glazed window.

The rear garden is enclosed and enjoys a southerly facing aspect, laid to patio and shaped lawn, external power point, plus established flowers, shrubs and trees. Shed with power and lighting. Raised feature pond. Gated side access.

Tenure

Freehold, council tax band is 'C'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a medium 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. Seller believes he experiences a download speed of up to 250mbps.

The energy rating for this property is 'tbc'

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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