

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worlebury OIEO £500,000

- * Extended Detached Bungalow
- * Large Gardens
- * 3 Bedrooms & 2 Reception Rooms
- * Office/Study
- * Re-Fitted Kitchen
- * Ample Parking & Garage



114 High Street, Worle, BS22 6HD

11 Worlebury Hill Road, Weston-super-Mare, BS23 2SQ

Description

HARRIS AND LEE are pleased to offer for sale this THREE BEDROOM detached bungalow situated in the HIGHLY SOUGHT-AFTER Worlebury location and one of only a small number of properties BENEFITING FROM NEIGHBOURING WOODLAND to the front aspect and BEAUTIFUL PRIVATE GARDEN to the back. The property also benefits from LARGE GARDENS, GARAGE and AMPLE PARKING as well a BATHROOM and additional WC with wash hand basin, home study and MUTLI-PURPOSE THIRD BEDROOM, currently being used as a second sitting room.

Accommodation

Entrance

Gated access to pathway leading to the side of the property and to an entrance porch with double glazed door and further multi pane glazed double doors to

Entrance Hall

The hallway is split into two parts by an interconnecting door. The first part of the hallway gives access into the lounge and kitchen with a built-in storage cupboard. The second part of the hallway leads to all three bedrooms and main bathroom. There is also a airing cupboard housing the Viessmann gas central heating boiler.

Lounge 17' 0" x 11' 6" (5.18m x 3.50m)

Double glazed bow bay window to front with views towards Worlebury Woods. Accessed from the hallway and with a Gas real flame fireplace with remote control ignition and oak mantle above.

Dining Room 11' 4" x 10' 10" (3.45m x 3.30m)

Accessed from the living room and kitchen. The dining room benefits from currently having a TV Wi-Fi unit, radiator and views on to the driveway from the double glazed bow window. Hard-wearing laminate flooring.

Kitchen 16' 10" x 7' 2" (5.13m x 2.18m)

Walk through galley kitchen. Upgraded by the current owners the kitchen has plenty of floor and wall mounted units, ceramic sink with mixer tap. The kitchen also has built-in Bosch dishwasher, ceramic hob and raised double oven. There is also space for washing machine and single free-standing fridge/freezer.

Bedroom 1 13' 10" x 11' 11" (4.21m x 3.63m)

Benefits from windows overlooking both the back garden and the front side garden. Space for three double wardrobes. Radiator.

Bedroom 2 13' 11" x 10' 10" (4.24m x 3.30m)

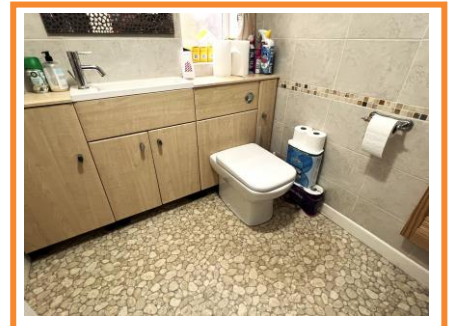
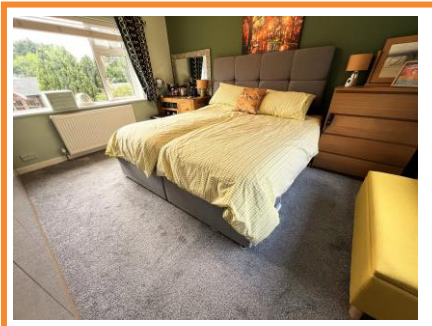
Radiator. 3 fitted wardrobes, window overlooks the back garden.

Bedroom 3 14' 11" x 7' 11" (4.54m x 2.41m)

Currently being used as a second sitting room. Extended by the current owners to give UPVc double French door access onto the second-tier patio of the back garden. Previously housed a single bed and wardrobe but has now been set up as a sitting room with TV points. 2 radiators.

Bathroom

Open shower with the shower pressure off the mains. Tiled floor with low level W.C, wash hand basin and cupboard storage. Also benefits from underfloor heating and there is access into the loft above the entrance. 2 obscure double glazed windows.



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.

Lobby Access to the driveway/front garden as well as access into the garage, second bathroom/utility, back garden and kitchen. Tiled floor and lighting, space for shoe and coat storage.

Second bathroom/utility Consists of low level W.C., wash basin and space for dryer with shelving above, currently being used as storage.

Outside The front garden is laid to lawn, enclosed by dwarf brick walling and complemented by established flowers and shrubs. The garden continues around to the side of the bungalow to a seating area laid to stone chippings. There is an additional open plan area of lawn allowing the property to be set back from the road and a driveway for 2/3 cars leads to the **Single garage** with power, lighting, and electric roller door to the front. Accessed internally also through the lobby. Currently houses a second fridge/freezer which is American styled and is available with the property subject to negotiations. Gated access to the rear garden which is a particular feature of this bungalow, measuring approximately 70' x 60' being enclosed and private

whilst enjoying a high degree of sunshine throughout the day. The rear garden consists initially of a patio area with gazebo seating area. The main area of garden is laid to lawn with a central feature shrub/bush arrangement. The garden is further enhance by a selection of flowers, shrubs, conifers and trees. **Office/Study** Brick built and attached to the main property, and accessed via a UPVC door. Electric heating, lighting, electrics for a suite of computers and electronics.

Tenure - Freehold

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

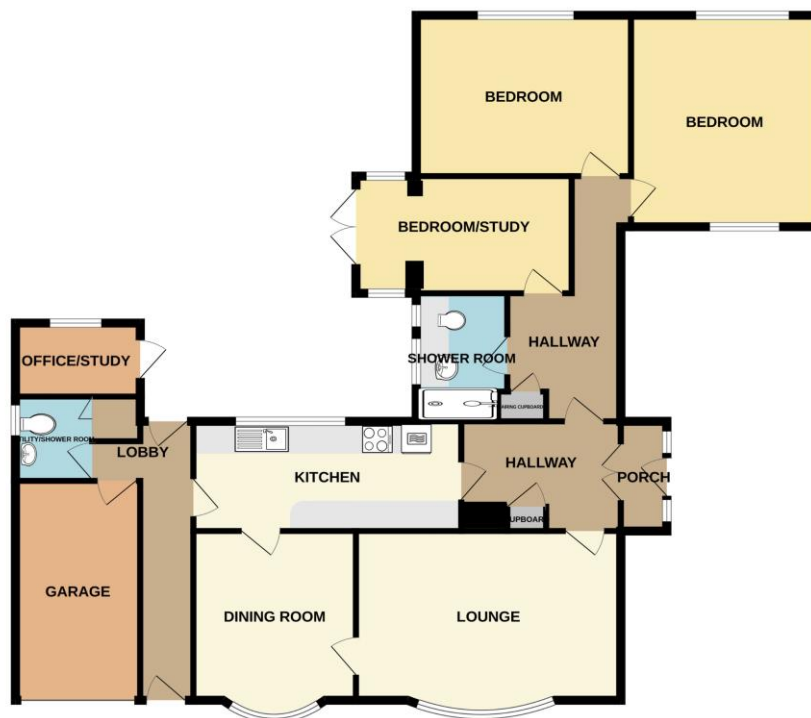
Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR



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. The 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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