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Harris & Lee

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South Worle £230,000

- * Extended Semi-Detached Home
- * 3 Bedrooms
- * Lounge & Kitchen/Diner
- * Double Glazing
- * Utility Room
- * 46' x 25' Rear Garden



114 High Street, Worle, BS22 6HD

6 Wren Close, Worle, Weston-super-Mare, BS22 8SF

Description

Situated on the level in a quiet cul-de-sac and enjoying a westerly aspect to the front and overlooking Bungalows. The property is convenient for local shops and bus service and a wider choice of amenities in Worle High Street. This extended semi-detached home is double glazed and has a 15'11" kitchen/diner, useful utility room, 3 bedrooms, bathroom, driveway and garage. The rear garden measures 46' x 25' and is well stocked with numerous shrubs and backs onto bungalows, therefore enjoying a good deal of privacy.

Accommodation

Entrance Hall

Double glazed entrance door. Staircase to first floor accommodation.

Lounge 15' 9" x 12' 10" (4.80m x 3.91m)

Fireplace with electric coal effect fire. Under stairs cupboard. Floor to ceiling double glazed window to front.

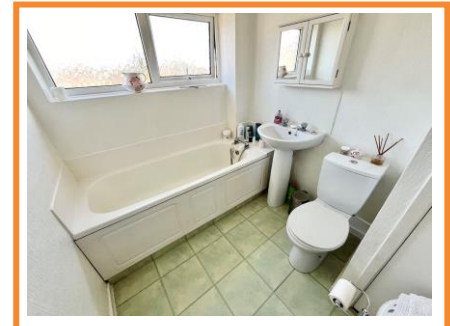


Kitchen/Diner 15' 11" x 7' 10" (4.85m x 2.39m)

Fitted with a range of floor and wall units with worksurfaces and upstands. Single drainer sink unit. Laminate flooring. Night storage heater. Double glazed window and patio doors to rear. Door to

Utility Room 7' 1" x 6' 6" (2.16m x 1.98m)

Plumbing for washing machine. Double glazed window and door to rear. Sliding door to the Garage.



First Floor Landing

Bedroom 1 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to front.

Bedroom 2 11' 11" x 9' 5" (3.63m x 2.87m)

Access to loft. Double glazed window to rear.

Bedroom 3 8' 1" max including stairhead x 5' 8" (2.46m x 1.73m)

Double glazed window to front.

Bathroom 7' 10" x 6' 2" (2.39m x 1.88m)

White suite of panelled bath, pedestal wash hand basin and low level WC. Wall mounted fan heater. Cupboard housing the hot water tank with immersion heater for hot water. Obscure double glazed window to rear.

Outside

The front garden is laid mainly to lawn with an adjacent drive and path leading to the **Garage** 15' 0" x 7' 5" (4.57m x 2.26m) with up and over door, light and power. The rear garden has matured over the years since the property was purchased by the current sellers in the late 1970' and measures approximately 46' x 25' and enjoys a good deal of privacy as it backs onto bungalows. There is a paved patio, lawn and well stocked flower and shrub borders all enclosed by panelled fencing. Cold water tap.

Tenure

Freehold subject to a Rent Charge of £10pa.

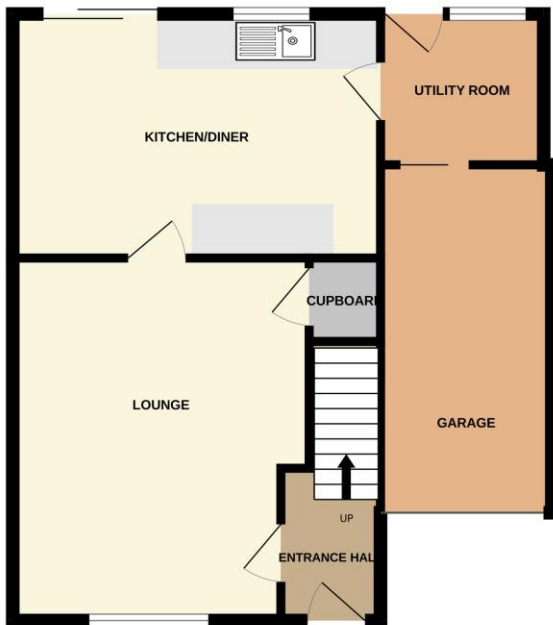
Material Information

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

1ST 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. 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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