

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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*Weston Village*

*£299,950*

- \* *3 Bed Semi Detached*
- \* *D/Glazed Conservatory*
- \* *Courtyard Setting*
- \* *Garage & Parking*
- \* *Cloakroom, En-suite & Utility*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

### Description

A superior design of a 3 bedroom semi featuring that popular combination of a downstairs cloakroom and en-suite to the main bedroom, but also in this instance and rare on a semi, a useful utility room. Furthermore, the addition of a double glazed conservatory, provides even more flexibility and that bit of extra space. Occupying a level 'tucked away' position in an enclosed courtyard supplying just a few houses, the double glazed and gas centrally heated accommodation includes a separate lounge with bay window, 18' kitchen/diner and the 3rd bedroom measures 8' x 8'. Outside there is an enclosed rear garden with timber summerhouse plus a single garage and parking in front. Offered with 'no onward chain'.

### Accommodation

#### Entrance

Front entrance door with double glazed insets, canopy over and outside light.

#### Entrance Hall

Radiator, coved ceiling, laminate flooring. Staircase to first floor accommodation. Access to lounge, kitchen/diner and to

#### Cloakroom

Low level WC, wash hand basin, radiator, coved ceiling, extractor fan.

**Lounge** 13' 0" x 12' 2" (3.96m x 3.71m) into bay.

Feature fire surround with marble style hearth. Coved ceiling, 2 radiators, double glazed bay window to front aspect.

**Kitchen/Diner** 18' 0" x 10' 8" (5.49m x 3.25m) reducing to 8'4". Re-styled with fitted white gloss wall and base units plus glass display wall unit, work surfaces with inset one and a half bowl stainless steel single drainer sink unit, mixer tap over and 'Metro' style tiling to splash backs. Integrated oven and grill, plus 4 ring gas hob with cooker hood over. Space for dishwasher and upright fridge freezer. Built-in under stairs storage cupboard. Space for table and chairs, 2 radiators, coved ceiling, laminate flooring. Double glazed window to rear aspect, sliding patio doors to conservatory. Archway through to

**Utility Room** 5' 10" x 5' 3" (1.78m x 1.6m)

Wall and base units, roll edge work surface, single drainer sink unit with 'Metro' style tiling to splash back. Space for washing machine and tumble dryer. Radiator, concealed 'Vaillant' gas fired boiler, part double glazed door to side aspect.

**Conservatory** 9' 0" x 8' 3" (2.74m x 2.51m) Double glazed windows and low level brick walling with double doors to rear garden. Power points and lighting.

#### First Floor Landing

Coved ceiling, access to loft space, built-in airing cupboard, double glazed window to side aspect.

**Bedroom 1** 13' 0" x 12' 4" (3.96m x 3.76m) max into bay. Coved ceiling, radiator, TV and telephone points. Double glazed bay window to front aspect. Door to

**En-suite** 5' 8" x 4' 8" (1.73m x 1.42m) Comprising shower cubicle with folding doors and mains fed shower, vanity unit/wash hand basin with cupboard under, low level WC, radiator, tiled walls, extractor fan. Obscure double glazed window.



**Bedroom 2** 9' 9" x 8' 0" (2.97m x 2.44m) Coved ceiling, radiator, double glazed window to rear aspect.

**Bedroom 3** 8' 0" x 8' 0" (2.44m x 2.44m) Radiator, coved ceiling, TV and telephone points. Double glazed window to rear aspect.

**Bathroom** 6' 6" x 6' 4" (1.98m x 1.93m) maximum. White suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Tiling to some walls, radiator, light with shaver socket.

### Outside

Larger than average single garage situated to the front of property with up and over door and parking in front. The garage measures 17'10" x 8'10" approximately and benefits from power, lighting and loft storage facility. Side gate to an enclosed and established rear garden laid to lawn and patio complemented with shrub borders. Feature timber summerhouse. Outside tap.

### Tenure

Freehold, council tax band is 'C'.



### Other Material Information

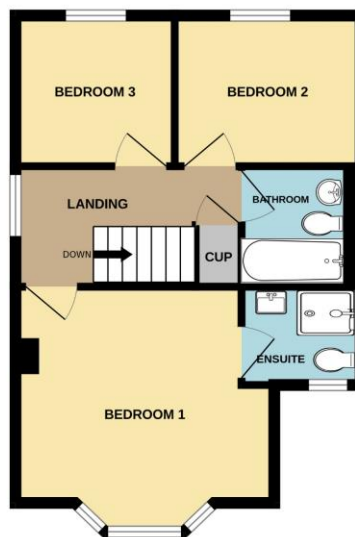
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 69-80mbps and Ultrafast with a download speed up to 1800mbps, source: Openreach.

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

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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