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Worle Hillside OIEO £300,000

- * Semi-Detached Chalet Home
- * Larger Than Av, Garage
- * 3 Bedrooms and 2 Receptions
- * Mature Gardens
- * Ground Floor Shower
- * No Chain



114 High Street, Worle, BS22 6HD

25 Wayside, Worle, Weston-super-Mare, BS22 9HB

Description

Occupying an elevated position in a popular area of Worle, well placed for access to Schools and a good range of shops in Worle High Street. Whilst the property does require some updating it is in more than a livable condition and offers 3 good sized bedrooms, 2 separate reception rooms, kitchen and ground floor shower room. The property is set back from the road and therefore has a long driveway leading to a larger than average garage with access to a mature and well stocked rear garden. No Chain.

Accommodation

Entrance Porch

Double glazed entrance door. Door to the garage. Door to

Entrance Hall

Radiator. Understair recess and cupboard. Staircase to first floor accommodation.

Lounge 16' 5" x 11' 4" (5.00m x 3.45m)

Gas fire and back boiler for heating and hot water. 2 radiators. Coved ceiling. Double glazed picture window to front. Glazed sliding doors to

Dining Room 13' 9" x 10' 4" (4.19m x 3.15m)

Radiator. Coved ceiling. Double glazed windows and door to the rear.

Kitchen/Breakfast Room 13' 7" x 7' 8" (4.14m x 2.34m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap. Space for washing machine and undercounter fridge and freezer. Built-in electric oven and gas hob with cooker hood over. Radiator. Dual aspect double glazed window

to front and side. Glazed door to the lounge and door to the hall.

Shower Room

Suite of walk-in shower with shower panels and electric shower, pedestal wash hand basin and low level WC. Tiling to splashbacks. Radiator. Electric fan heater. Obscure double glazed window to rear.

First floor landing

Double glazed window to side. Access to loft. Cupboard housing the hot water tank.

Bedroom 1 12' 6" x 9' 4" (3.81m x 2.84m)

Plus fitted wardrobes with sliding doors, 1 mirrored. Radiator. Double glazed window to front.

Bedroom 2 10' 10" x 8' 0" (3.30m x 2.44m)

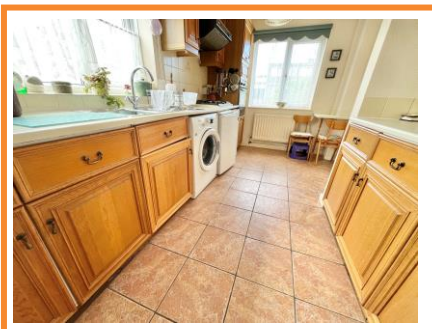
Including shallow double wardrobe. Radiator. Double glazed window to side.

Bedroom 3 10' 4" x 7' 2" (3.15m x 2.18m)

Plus wardrobe with hanging space and shelving. Radiator. Access to eaves storage. Double glazed window to rear.

WC 7' 2" x 3' 6" (2.18m x 1.07m)

Pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to rear.



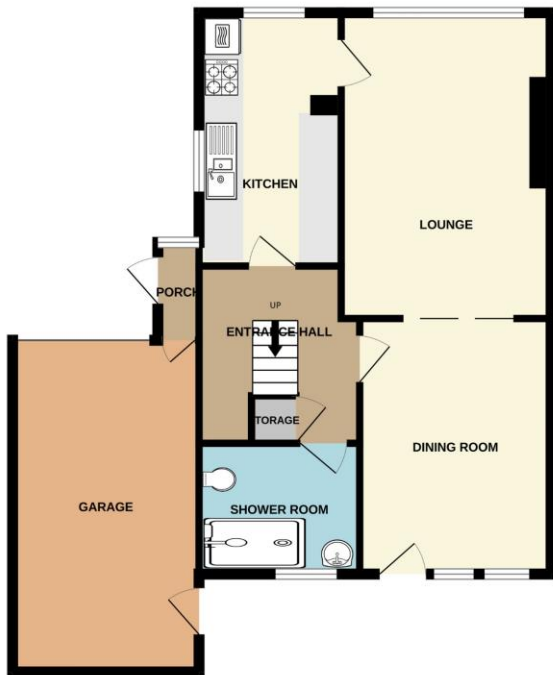
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

Outside

Front garden is laid mainly to lawn with shrub borders and a block paved driveway to the Garage 17' 10" x 10' 0" (5.43m x 3.05m) plus recess and with up and over door, light and power. Glazed door to the garden. The rear garden consists of areas of paving, lawn and a number of mature shrubs providing lots of interest.



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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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- 5G. Visit the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area