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Estate Agents

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# Harris & Lee

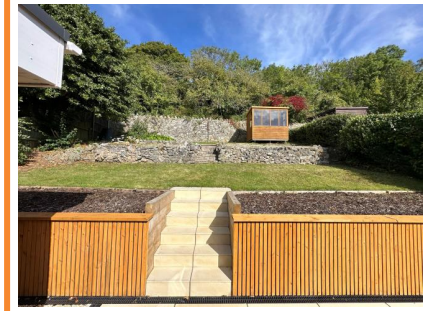
Estate Agents

Helping you move with 100 years combined staff experience



*Worle Hillside OIRO £450,000*

- \* Split-Level Detached Bungalow
- \* 2/3 Bedrooms
- \* 22' Lounge/Diner With Views
- \* Re-Fitted Bathroom
- \* Re-Fitted Kitchen
- \* Double Garage



114 High Street, Worle, BS22 6HD

## 8 Penrice Close, Weston-super-Mare, BS22 9AH

### Description

Situated on Worle Hillside in a sort after and popular location and enjoying far reaching views across the town to the Mendip Hills. The property is well placed for access to local shops, bus service and Worlebury Woods and Golf Course. A split level detached Bungalow which has been improved and modernised to a very high standard by the current seller. The kerb appeal is very good and some of the main improvements included a brand new roof, rewiring throughout, new plumbing and the installation of a new kitchen, bathroom and En-suite. The main bedroom out of the 3 benefits from the newly fitted En-suite and many will be attracted to the very impressive open plan lounge, diner and re-fitted kitchen. Then front garden has been attractively landscaped and the tarmac driveway leads to the double garage.

### Accommodation

#### Entrance Porch

Radiator. Glazed door and side panels to

#### Lounge/Diner 22' 0" x 13' 0" (6.70m x 3.96m)

Radiator. 2 TV points. Downlighting. Wall lights. Double glazed window to front with views to the Mendip Hills. Steps up to the inner hall.

#### Kitchen 14' 6" x 10' 10" (4.42m x 3.30m)

Fitted with a range of grey slate effect floor and wall units with contrasting worksurfaces and matching upstands. Oak breakfast bar. Inset sink unit with mixer taps. AEG double oven and induction hob with glass extractor fan over. Integrated dishwasher, fridge and freezer. Downlighting. Double glazed window to front with views to the Mendip Hills.

#### Inner Hall

Radiator. Dusk to dawn motion light sensor. Built-in airing cupboard with central heating boiler.

#### Bedroom 1 13' 3" x 11' 9" (4.04m x 3.58m)

Downlighting. TV point. Radiator. Double glazed window to rear. Double glazed patio doors to rear. Door to

#### En-suite Shower

White suite of tiled shower enclosure with 'deluge' shower head and separate shower attachment. Wash hand basin with drawer under. Low level WC with concealed cistern. Ladder style radiator. Down lighting. Mirror with illuminated edge. Extractor fan.

#### Bedroom 2 11' 9" x 9' 2" (3.58m x 2.79m)

Plus door recess. Radiator. TV point. Downlighting. Double glazed window to rear.

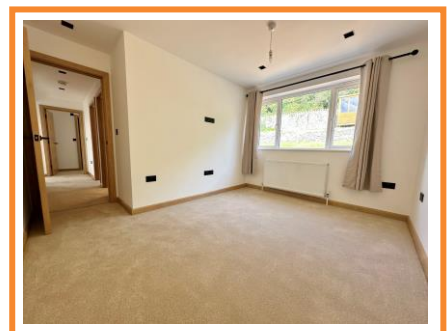
#### Study/Bedroom 3 8' 0" x 7' 5" (2.44m x 2.26m)

Radiator. TV point. Downlighting. Access to loft. Double glazed window and door to rear.



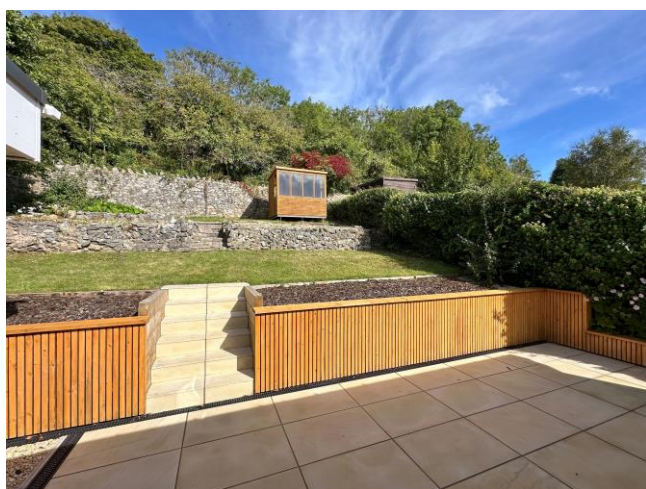
#### Bathroom 7' 3" x 6' 9" (2.21m x 2.06m)

White suite of panelled bath with mains shower over, wash hand basin with drawer under and low level WC with concealed cistern. Ladder style radiator. Dusk to dawn motion sensor lighting. Shelved recess. Extractor fan. Obscure double glazed window to rear.



## Outside

The front garden is laid to lawn with a raised flower border. A tarmac driveway leads to the Garage 16' 8" x 17' 5" max 15' min (5.08m x 5.30m max 4.57min) with remote roller door, light and power. A brick faced and paved steps lead to the front door and also a terrace, sheltered and screened by slatted fence panels. Access on either side of the property to the rear garden consisting of a paved patio extended across the majority of the width of the property and having a slatted wooden retaining wall. Steps up to an area of lawn with potential planting areas covered by bark chippings. Further steps with a natural stone retaining wall leading to the remainder of the garden which includes a useful shed. The southerly views from the top of the garden extended across the town to the Mendip Hills. The stone wall at the rear borders an area of woodland.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 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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