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# Harris & Lee

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**Worle/Kewstoke Border**

**£250,000**

- \* Staggered Terrace Bungalow
- \* 17' Living Room
- \* 2 Double Bedrooms
- \* Extensively Improved
- \* No Through Road Position
- \* Off Road Parking Space



**114 High Street, Worle, BS22 6HD**

## 41 Hawke Road, Kewstoke, Weston-s-Mare, BS22 9LB

### Description

A 'staggered mid terrace' bungalow in a favoured 'no through road' position enjoying far reaching views to the rear aspect. Thousands have been spent on upgrades to the kitchen, bathroom, electrics, double glazing, plus a new 'combi' boiler was installed in 2021. Many will appreciate that both bedrooms can be considered as 'doubles'. There is allocated off road parking facility just down the road although the current sellers often park on the road in front of the bungalow. Hawke Road is a more 'non-estate' position on the Worle/Kewstoke border within reach of Lynch Farm and local amenities.

### Accommodation

#### Entrance

Steps descend, with handrails, to a wide double glazed entrance porch with further door opening into

#### Living Room 17' 6" x 11' 9" (5.33m x 3.58m)

Smooth ceiling finish with coving, radiator, TV point. Double glazed window to front aspect. Access through to

**Kitchen 10' 8" x 9' 0" (3.25m x 2.74m)** Re-styled this year by well known 'Colman Bros', featuring 'Shaker' style wall and base units, work surfaces with inset sink unit, mixer tap over and 'Metro' style tiling to splash backs. Integrated dishwasher. Space for cooker, washing machine and upright fridge/freezer. Smooth ceiling finish, radiator. Laminate flooring. Cooker hood. Feature down lighting. Double glazed window to rear aspect enjoying far reaching views. Door to rear garden.

#### Inner Hall

Built-in airing cupboard housing the 'Vaillant' gas fired combination boiler, refitted in 2021. Doors to remaining rooms.

**Bedroom 1 12' 0" x 10' 9" (3.65m x 3.27m)** Smooth ceiling finish, radiator. Double glazed window with views to rear aspect.



**Bedroom 2 12' 8" x 9' 1" (3.86m x 2.77m)** Access to loft space, being part boarded and with light. Smooth ceiling finish, radiator. Double glazed window to front aspect.



#### Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

Re-styled in 2022 by well known local company 'Westwave Bathrooms' incorporating a white suite including bath with mains shower over and side screen, vanity unit/wash hand basin with cupboard below and low level WC. Fully tiled walls, heated towel rail, extractor fan.

#### Outside

Open plan front garden laid to lawn. The rear garden is enclosed and incorporates a patio, plus 2 levels laid to grass, complemented with shrubs. There is an allocated off road car parking space a few yards down Hawke Road, marked '41'.



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.

## Rear Garden



## Tenure

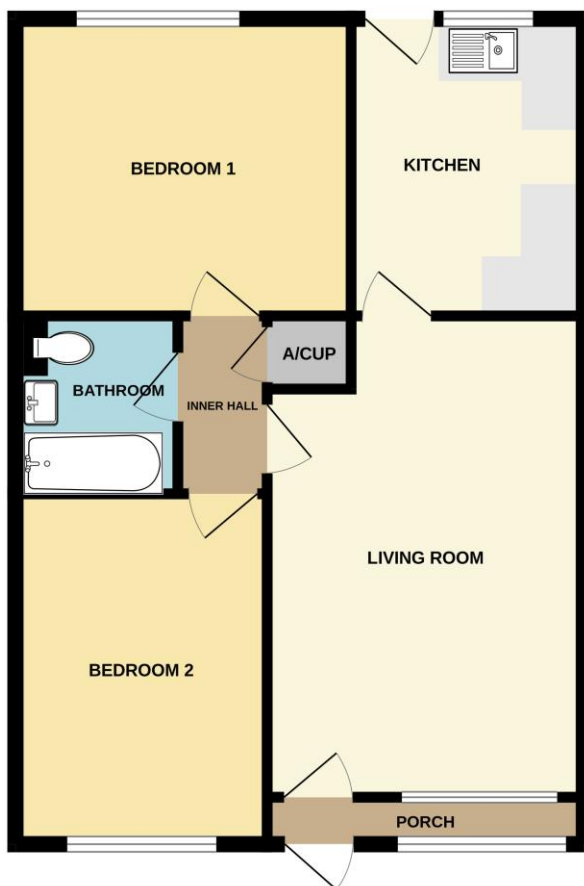
Freehold, council tax band is 'C'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast broadband available with a download speed of up to 76mbps, source: Openreach. Ultrafast due between now and Dec 2026.

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

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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