

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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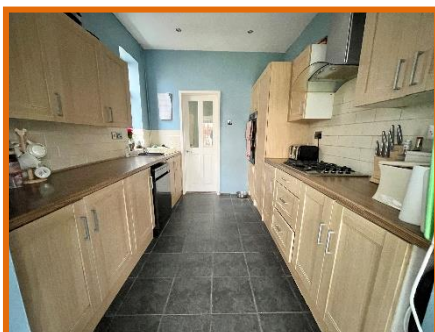
Helping you move with 100 years combined staff experience



*South Ward*

*£275,000*

- \* *Victorian Terraced Home*
- \* *4 Bedrooms*
- \* *3 Reception Rooms*
- \* *Downstairs Cloakroom*
- \* *Shower Room*
- \* *Garage*



*114 High Street, Worle, BS22 6HD*

## Description

Situated on the level in the favoured South Ward area of Weston-super-Mare and well placed for access to the Sea Front, bus service and local shops in Whitecross Road. The Town Centre, offering a wide choice of amenities is within a level walk of the property together with the Train station on the edge of the Town. A substantial Victorian terraced home offering flexible accommodation with further scope for improvements. There are 3 reception rooms on the ground floor together with a kitchen and WC with 4 bedrooms and a shower room on the first floor where an open tread staircase provides access to a useful loft. Then rear garden is laid mainly to paving and the garage is accessible from a lane at the rear of the property.

## Accommodation

### Entrance Hall

Double glazed entrance door. Staircase to first floor. Laminate floor. Part glazed door to breakfast room.

### Cloakroom

White suite with wash hand basin and low level W.C.

### Lounge 15' 8" x 13' 9" (4.77m x 4.19m)

Double glazed bay window to front aspect. Fireplace with electric fire. Radiator. Coved ceiling.

### Breakfast Room 9' 8" x 9' 1" (2.94m x 2.77m)

Laminate floor. Radiator, double glazed window to rear. Door to

### Dining Room 12' 10" x 10' 8" (3.91m x 3.25m)

Currently being used as a 5th Bedroom. Laminate floor, Radiator, double glazed window to rear garden.

### Kitchen 10' 6" x 8' 6" (3.20m x 2.59m)

Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. One and a half bowl stainless steel sink and drainer unit with central mixer taps. Space for dishwasher. Tiled floor. Built in electric double oven and gas hob with cooker hood over. Downlighting. Double glazed window to side opening to

### Utility Area 7' 10" x 5' 6" (2.39m x 1.68m)

Base units with roll edge worksurface over. Space for washing machine. Tiled floor. Double glazed window to both sides. Double glazed French doors to rear (need replacing as the mechanism has failed).

### First Floor Landing

Open tread staircase to loft space. Doors to all rooms.

### Bedroom 1 15' 8" x 12' 5" (4.77m x 3.78m)

Radiator. Double glazed window Bay window to front.

### Bedroom 2 12' 11" x 10' 9" (3.93m x 3.27m)

Radiator. Double glazed window to rear.

### Bedroom 3 10' 6" x 8' 7" (3.20m x 2.61m)

Radiator. Double glazed window to rear.

### Bedroom 4 9' 4" x 7' 11" (2.84m x 2.41m)

Radiator. Double glazed window to front.

### Shower Room

White suite of shower enclosure with mains shower over. Ladder style radiator. Pedestal wash hand basin, low level W.C. Obscure double glazed window to rear.

### Open Tread staircase to Loft Space 12' 4" x 10' 2" (3.76m x 3.10m)

Plus recess and Velux window.



## Outside

The front garden is laid to block paving. The rear garden is laid mainly to paving. Garage measuring 20' 0" x 8' 9" (6.09m x 2.66m), light and power. Rear gate to the laneway providing vehicular access.

## 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. Visiting the Ofcom checker. Flood-  
risk- North Somerset planning website will provide  
details of the flood-risk map for this area.

EPC

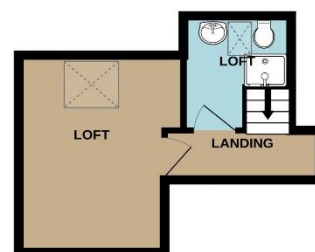
GROUND FLOOR



1ST FLOOR



LOFT



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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