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Helping you move with 100 years combined staff experience



Milton £375,000

- * Well Presented Semi-Detached
- * Home and Income Opportunity
- * Impressive Re-Fitted Kitchen
- * 3 Bedrooms
- * Self-Contained Annexe
- * Parking and Garage



114 High Street, Worle, BS22 6HD

Description

Situated on the level with an open aspect at the front across Baytree Recreation Ground and Weston Hillside in the distance. Natural due to the convenient location, local shops and a regular bus service are nearby. A very well presented and much improved 3 bedroom semi-detached home benefiting from an impressive open-plan kitchen/diner and a re-fitted shower room. A self contained Annexe provides an opportunity to accommodate a dependent relative, home/office or provide an additional income by way of 'Airbnb' or a long term let. There is ample off road parking at the front and the rear of the property has a southerly aspect.

Accommodation

Entrance Porch

Double glazed double doors. Tiled floor. Part glazed door to

Entrance Hall

Tiled floor with underfloor heating. Understairs cupboard. Staircase to first floor accommodation.

Cloakroom 5' 1" x 2' 7" (1.55m x 0.79m)

White suite of wash hand basin with vanity unit under and low level WC. Tiling to splashback and tiled floor and underfloor heating. Obscure double glazed window to side.

Lounge 15' 2" x 10' 10" (4.62m x 3.30m)

Into double glazed bay window to front. Radiator. Wall mounted electric fire.

Kitchen/Diner 17' 2" x 14' 10" max (5.23m x 4.52m)

Fitted with a range of wall and floor units with quartz work surfaces and tiling to splashbacks. Pull out larder unit. Under counter mood lighting. Integrated dishwasher, wine cooler and electric microwave/combination oven. 'Belling range style gas cooked with 7 burner hob.

50/50 fridge freezer and adjoining full height larder freezer. Downlighting. Island unit with inset sink and grooved drainer work top. Down lighting. 2 vertical radiators. Tiled floor and underfloor heating. Dual aspect with double glazed windows to side and rear plus double glazed French doors from the bay.

First Floor landing

Access to loft. Built-in airing cupboard with gas central heating boiler. Double glazed window to side.

Bedroom 1 12' 11" x 10' 10" (3.93m x 3.30m)

Radiator. Double glazed window to front with views to Baytree Recreation Ground and beyond.

Bedroom 2 14' 9" into double glazed bay window to rear x 9' 10" (4.49m x 2.99m) Radiator. Views from the rear to the Mendip Hills.

Bedroom 3 6' 8" x 5' 10" (2.03m x 1.78m)

Radiator. Double glazed window to front.

Shower Room 8' 5" x 6' 9" (2.56m x 2.06m)

White suite of corner shower enclosure with 'deluge' shower head and separate shower attachment, inset wash hand basin and comfort height WC with concealed cistern. Radiator incorporating a towel rail. Built-in cupboard and recess. Down lighting. Tiled floor and underfloor heating. Double glazed window to rear with electric window blind.

Outside

The property is set well back from the road and has a mixture of block paving and stone chippings providing ample parking. Gated access to the southerly facing rear garden with an area of decking, lawn and stone chippings. There is a cold water tap, store shed and a covered storage area adjoining the annexe.



Annexe

Double glazed entrance door.

Lounge & Kitchen/breakfast Room 31' 7" x 8' 3" (9.62m x 2.51m) A range of floor and wall units with worksurfaces and tiling to splashbacks. Inset single drainer sink unit. Space for washing machine tumble drier, fridge/freezer and dishwasher. Breakfast Bar. Built-in electric oven and gas hob. Underfloor heating in the kitchen area. Gas combination boiler. Radiator. Double glazed window. Shelving to lounge area and loft access.



Bedroom 10' 11" x 8' 1" (3.32m x 2.46m) Radiator. Wall mounted shelving. Double glazed window.



Shower Room

Full width walk-in shower with deluge shower head and separate shower attachment. Vanity wash hand basin with cupboards under. Low level WC with concealed cistern. Tiling and underfloor heating

NB

The gas, electric and water are metered separately from the main house. Cavity wall insulation installed in the main house.

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- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The graph shows this property’s current and potential energy rating.



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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