

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Weston-super-Mare OIEO £294,000**

- \* Extended End Terrace Home
- \* Bathroom & En-suite
- \* 4 Bedrooms
- \* Large Rear Garden
- \* Lounge & Dining Area
- \* Covered Seating Area



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

### Description

As Agents, we believe that this must be the best house in the road, so we suggest you arrange to view and judge for yourself. Extended 4 bedroom end terrace home close to Weston Hospital and Weston College Loxton Campus. Extensively improved and very well presented with lounge, dining area, kitchen, shower room, conservatory plus bathroom and En-suite shower. Off road parking and a large garden with covered seating area, hot tub (not included) gazebo plus workshop, utility room and 2 shed.

### Accommodation

#### Entrance hall

Double glazed entrance door. Cupboard with hanging space and drawers for shoes. Downlighting. Underfloor heating to the tiled area. Vertical radiator. Obscure triple glazed window to front. Stairs to first floor.

#### Lounge 15' 3" x 12' 11" max (4.64m x 3.93m)

Remote controlled inset electric fire. Radiator. Coved ceiling. Laminate flooring. Triple glazed window to front. Opening to

#### Dining Area 9' 9" x 9' 5" (2.97m x 2.87m)

Radiator. Laminate flooring. Understairs cupboard. Opening to the conservatory and

#### Kitchen 9' 9" x 8' 9" (2.97m x 2.66m)

Fitted with a range of floor and wall units with roll edge work surfaces, matching upstands and incorporating a single drainer one and a half bowl sink unit. Space for dishwasher and 'American style' fridge/freezer. Built-in gas hob and electric oven.

**Conservatory/Sun Room 12' 1" max x 9' 5" (3.83m x 2.89m)** Triple glazed. Feature pelmet lighting. Under floor heated laminate. Double glazed French doors to the rear garden.

**Shower Room 8' 10" x 3' 1" (2.70m x 0.93m)** Suite of corner shower enclosure with deluge shower head, separate shower attachment and body jets. Vanity wash hand basin with cupboards under and low level WC with concealed cistern. Underfloor heating and downlighting. Fully tiled walls and floor.

**Bedroom 1 13' 3" x 11' 10" (4.05m x 3.60m)** Plus built-in wardrobes with sliding doors, 2 mirrored. Radiator. Laminate flooring. Triple glazed window to front.

#### Bedroom 2 8' 5" x 8' 0" (2.56m x 2.44m)

Including cupboard over stair head. radiator. Laminate flooring. Triple glazed window to front.

#### Bedroom 3 8' 5" x 8' 0" (2.56m x 2.44m)

Including store cupboard over stairhead. Radiator. Laminate flooring. Triple glazed window to front.

#### Bathroom 7' 10" x 5' 6" (2.38m x 1.67m)

White suite of panelled bath with mains shower over, wash hand basin and low level WC. Ladder style radiator. Obscure triple glazed window to rear.

#### First Floor Landing

Laminate flooring. Built-in airing cupboard with gas combination boiler. Staircase with mood lighting to second floor.

#### Bedroom 1 15' 11" x 14' 7" max (4.85m x 4.44m)

Laminate flooring. Down lighting. Access to eaves storage space. Double glazed French doors and 'Juliet Balcony'. Views to Bleadon Hill. Door to

#### En-suite Shower 7' 4" x 5' 10" (2.23m x 1.78m)

Walk-in shower with 'deluge' shower head and separate shower attachment. Circular wash hand basin with drawers under and low level WC with concealed cistern. Recesses for bathroom products.



Distinctive black tiling with gold marble effect to walls and floor.

### Outside

The front garden is laid to lawn with off road parking. The larger than average rear garden has been landscaped to include areas of lawn and enclosed by panelled fencing with concrete posts. There is a covered seating area measuring 12'3" x 12'3" over a paved patio with lighting and bio ethanol wall mounted heater and power sockets. In addition a further covered seating area/gazebo measuring 12'9" x 12'3" has been constructed to house the hot tub (not included in the sale). There are also 2 store sheds together with a Workshop 8'10" x 8'8" with a work bench, shelving, light and power. Utility Room 9' x 5'11" with plumbing for washing machine, light and power. Door to the front garden.

### Tenure

Freehold

### Material Information

Solar Panels have been fitted and these are owned by the sellers rather than leased.

We have been advised the following;

Electricity- Mains

Gas - Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

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



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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