

**Harris & Lee**

Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worlebury

Guide Price £320,000

- \* For Sale by Auction
- \* Buyers Fee Applies
- \* Favoured Hillside Location
- \* Thursday 27<sup>th</sup> Feb 2025
- \* 4 Bed Detached
- \* Westerly Rear Garden



114 High Street, Worle, BS22 6HD

## Description

\*\* For sale by online auction - 27th February 2025 \*\*  
Pre-Auction offers considered \*\*. No onward chain with this 4 bedroom detached bungalow situated in an elevated position in the sought after area of Worlebury, within reach of Weston Woods and Worlebury Golf Course. The flexible double glazed and gas centrally heated accommodation includes 2 receptions and 2 loft rooms which are not to not to building regulations, however, offer useful space and further potential to adapt. A good size driveway leads to a larger than average 25' x 11'6" garage and many will appreciate the benefits of a rear garden enjoying a westerly facing aspect, which backs onto woods with gated access.

## Accommodation

### Entrance

Side entrance door to porch, further door to

### Entrance Hall

including stairs rising to the loft. Radiator, coved ceiling. Cupboard.

**Lounge** 21' 0" x 12' 0" (6.40m x 3.65m) minimum, including coal effect fire. Coved ceiling, radiator. 2 wall light points. Dual aspect double glazed windows to front and side. Door through to

### Dining Room

11' 7" x 10' 0" (3.53m x 3.05m)  
Coved ceiling, radiator. Double glazed window to front aspect. Double louvre doors through to

**Kitchen/Breakfast Room** 12' 3" x 10' 10" (3.73m x 3.30m) maximum. Wall and base units, work surfaces and breakfast bar. 1 and 1/2 bowl sink unit with mixer tap over. 4 ring gas hob with cooker hood over. Split level oven. Integrated fridge and dishwasher. Radiator. Double glazed window to side aspect. Door to

### Side Porch/Utility

17' 9" x 4' 2" (5.41m x 1.27m)  
UPVC double glazed construction with perspex style roof. Doors to front and rear aspects.

**Bathroom** 8' 4" x 7' 9" (2.54m x 2.36m) Corner spa bath plus separate multi jet shower, wash hand basin with cupboards below, low level WC. Bidet. Heated towel rail. Tiled floor. Obscure double glazed window.

**Bedroom 1** 14' 10" x 10' 10" (4.52m x 3.30m) including fitted wardrobes, drawers and overhead cupboards. Coved ceiling, radiator. Double glazed patio doors to rear aspect.

### En-suite

Shower enclosure with electric shower, pedestal wash hand basin, low level WC. Obscure double glazed window.

**Bedroom 2** 13' 5" x 9' 4" (4.09m x 2.84m) Gas fire, radiator. Double glazed window to rear aspect.

**Bedroom 3** 12' 5" x 9' 2" (3.78m x 2.79m) maximum measurement taken into the current mirrored wardrobes along one wall. Wash hand basin with cupboard below. Radiator. Double glazed window to side aspect.

**Bedroom 4** 10' 0" x 8' 0" (3.05m x 2.44m)  
Radiator. Double glazed window to side aspect.

**Loft Room 1** 20' 8" x 10' 7" (6.29m x 3.22m) approx.  
Fitted cupboards. Velux style window. Double glazed window to rear. Door through to

**Loft Room 2** 10' 4" x 8' 4" (3.15m x 2.54m)  
Velux style window. Door through to



**Loft** 16' 0" x 11' 0" (4.87m x 3.35m)

approx. Gas fired boiler.

#### Outside

Front garden with adjacent driveway providing off road parking. Up and over door, plus personal door into a larger than average garage measuring 25' x 11'6" approximately, including power and light, windows providing natural light. Personal door to side into the rear garden. The rear garden requires cultivation but is of a good size, enjoying a westerly facing aspect.

#### Tenure

Freehold, council tax band is 'F'.

#### 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. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin media confirms availability at this address.

#### Loft



#### Gate to Woods



#### Modern Method - Terms & Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

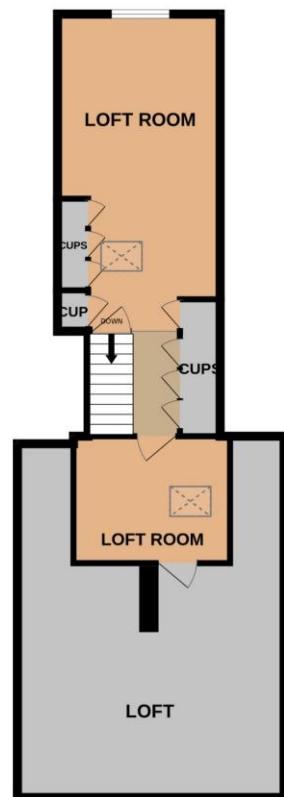
\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price

GROUND FLOOR  
1592 sq.ft. (147.9 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.2 sq.m.) approx.  
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 general guidance purposes only and should be used as such by any prospective purchaser. The services, fittings and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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