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Exford Close

OIEO £210,000

- * *Semi Detached House*
- * *3 Good Size Bedrooms*
- * *2 Separate Receptions*
- * *Westerly Rear Garden*
- * *Cul-De-Sac Position*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

30 Exford Close, Weston-s-Mare, BS23 4RE

Description

There is 'no onward chain' with this 3 bedroom semi detached house, tucked away at the end of a level cul-de-sac, fronting onto green space. A good size separate hallway provides access to '2' separate reception rooms, and the kitchen has side access to a useful sheltered store. Many will appreciate that the smallest bedroom measures 10' x 8'4" max. The rear garden benefits from a westerly aspect.

Accommodation

Entrance

Pathway to entrance door opening to

Entrance Hall 12' 9" x 6' 2" (3.88m x 1.88m) Good size hallway with stairs to first floor with recess beneath. Radiator. Obscure double glazed window to front.

Lounge 14' 0" x 11' 0" (4.26m x 3.35m) Fireplace, radiator, double glazed window to rear aspect.

Dining Room 12' 5" x 9' 10" (3.78m x 2.99m) Fireplace, radiator, double glazed window to front aspect.

Kitchen 10' 8" x 7' 6" (3.25m x 2.28m) Wall and base units, work surfaces with inset sink unit, tiling to splash backs. Radiator, double glazed window to rear aspect. Door to side to

Store 9' 3" x 6' 0" (2.82m x 1.83m) A useful sheltered area, with corrugated roof and doors to front and rear gardens.

First Floor Landing

Cupboard housing the 'Worcester' gas fired boiler. Double glazed window to side aspect.

Bedroom 1 13' 3" x 10' 6" (4.04m x 3.20m) Radiator, double glazed window to front aspect.

Bedroom 2 10' 10" x 10' 6" (3.30m x 3.20m) Radiator, double glazed window to rear aspect.

Bedroom 3 10' 0" x 8' 4" (3.05m x 2.54m) maximum including box over stairs. Radiator, double glazed window to front aspect.

Bathroom 5' 9" x 5' 5" (1.75m x 1.65m) Bath plus pedestal wash hand basin, partly tiled walls. Radiator, double glazed window to rear aspect.

Separate WC

Low level WC. Radiator, double glazed window to side aspect.

Outside

Partly enclosed front garden, laid to grass. The rear garden is enclosed and benefits from a westerly aspect, laid to grass, stone chippings and pathway.



Tenure

Freehold, council tax band is 'B'.



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.

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 a low risk from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'C'.

Outlook to Front



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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 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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