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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Village

£290,000

- * 3 Bedroom Family Home
- * Master with En-Suite
- * Good sized Rear Garden
- * Adjacent Garage & Driveway
- * No through Road Position
- * Popular Weston Village Area



114 High Street, Worle, BS22 6HD

3 Dormeads View, Weston-Super-Mare BS24 7ES

Description

Built in 2005 this three-bedroom family home is situated on a level no through road position featuring Downstairs Cloakroom, En-suite to Bedroom 1, Lounge to Kitchen/Diner, Adjacent Garage & Drive, Good Size Rear Garden.

Accommodation

Entrance

Outside light. UPVC double glazed door opening to

Entrance Hall

Staircase to first floor, coved ceiling, radiator, smoke detector, telephone point, laminate flooring, , UPVC double glazed window to side aspect. Doors to Lounge and to

Cloakroom WC

Low level WC, wash hand basin, radiator, UPVC double glazed window to front.

Lounge 14' 11" x 12' 1" (4.54m x 3.68m)

Laminate flooring, coved ceiling, 2 radiators, TV point, UPVC double glazed window to front aspect. Built-in under stairs storage cupboard.

Kitchen Diner 15' 6" x 8' 0" (4.72m x 2.44m)

Fitted wall and base units, roll edge work surfaces, inset sink and drainer unit with mixer tap over and tiling to splash backs. Fitted electric oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge freezer. Concealed wall mounted gas fired boiler. Tiled floor. Space for dining table and chairs. Double glazed window to rear and sliding patio doors to rear garden.

First Floor Landing

Access to loft space, airing cupboard, UPVC double glazed window to side aspect.

Bedroom 1 13' 6' upto wardrobe x 8' 3" (4.11m x 2.51m)

Built-in triple wardrobe to one wall, TV and telephone points, radiator. UPVC double glazed window to front aspect. Door to **En-suite**

Comprising double width shower cubicle, pedestal wash hand basin, extractor fan, tiled splash backs.

Bedroom 2 9' 8" x 8' 2" (2.94m x 2.49m)

Radiator, UPVC double glazed window to rear aspect.

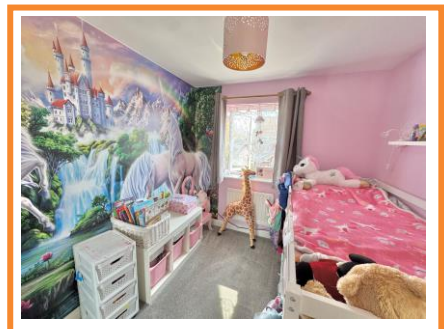
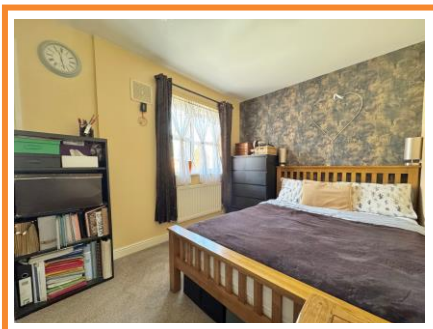
Bathroom 8' 3" x 5' 0" (2.51m x 1.52m)

Comprising panelled bath with mixer shower attachment, pedestal wash hand basin and low-level WC. Radiator, light with shaver socket, tiled splash backs.

Outside

Adjacent tarmac drive providing off road parking and leading to the single garage with up and over door. Personal door to the rear garden which is enclosed with panelled fencing, laid to lawn and patio. Gated rear access.

Tenure - Freehold



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

We have been advised the following;

Gas- Mains

Electricity- Mains

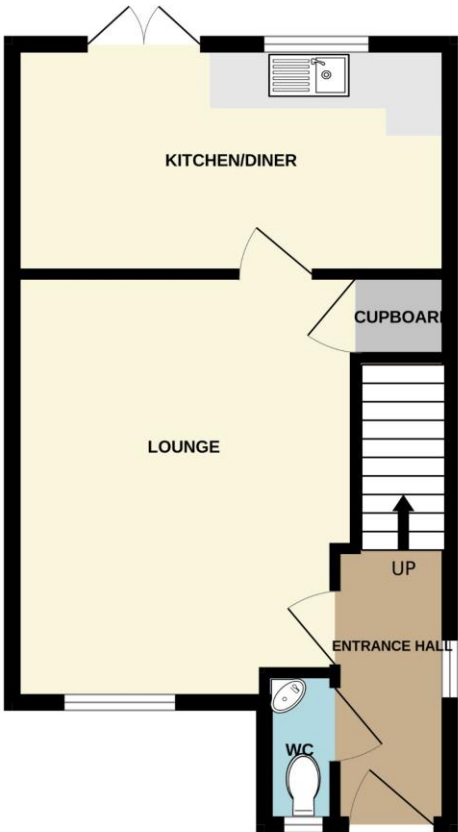
Water and Sewerage- Bristol and Wessex Water

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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 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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