

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle £220,000

- * NO CHAIN
- * 3 Bedrooms
- * 23' Lounge/Diner
- * Garage
- * Enclosed Rear Garden
- * Level Location



114 High Street, Worle, BS22 6HD

49 Blackthorn Gardens, Worle, Weston super Mare, BS22 6SA

Description

This terraced home is offered with NO CHAIN. On a level location and close to local amenities and shops.

Comprising Kitchen, 23' Lounge/Diner, 3 bedrooms separate shower room and W.C. There is also front and rear gardens and garage with driveway to the rear of the property.

Accommodation

Entrance

uPVC double glazed door and side panelling. Laminate floor, radiator, fuse box. Staircase to first floor accommodation. Under stairs store cupboard, additional storage cupboard with shelving.

Kitchen 8' 3" x 8' 7" (2.51m x 2.61m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiling to splashback. One and a half bowl sink and drainer unit with central mixer tap. Space for washing machine, space for cooker with cooker hood over and space for upright fridge/freezer. Wall mounted gas fired boiler for domestic hot water and central heating. Laminate flooring. Serving hatch. uPVC double glazed door and window to rear garden.

Lounge/Diner 23' 9" x 11' 6" reducing to 8' 7" (7.23m x 3.50m)

Dual aspect living room, with 2 uPVC windows to front and rear. 2 Radiators. Coved ceiling. Serving hatch.

First Floor Landing

Doors to all rooms. Airing cupboard with shelving, Access to loft space.

Bedroom 1 13' 3" x 8' 8" (4.04m x 2.64m)

uPVC double glazed window to front. Radiator.

Bedroom 2 10' 4" x 9' 2" (3.15m x 2.79m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 8' 6" x 7' 5" (2.59m x 2.26m)

uPVC double glazed window to front. Built in wardrobe above stair head. Radiator.

Shower Room 5' 6" x 5' 2" (1.68m x 1.57m)

Vanity wash hand basin with cupboard under. Partially tiled walls, fully tiled shower enclosure with electric shower. Obscure uPVC double glazed window to rear aspect. Radiator.

W.C 5' 6" x 2' 1" (1.68m x 0.63m)

Obscure uPVC double glazed window to rear. W.C.

Outside

The front garden is laid to stone chippings with pathway leading to the front door. Enclosed by low fencing and hedgerow. The rear garden is enclosed by brick wall and panelled fence, with an area of patio and stone chippings. the rear gate gives access to the garage, with up and over door and parking space top the front.

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.

Material Information

We have been advised the following;

Gas- Mains Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

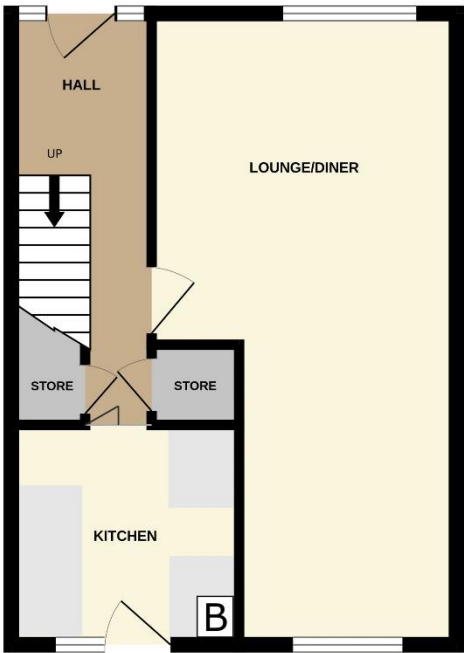
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G.

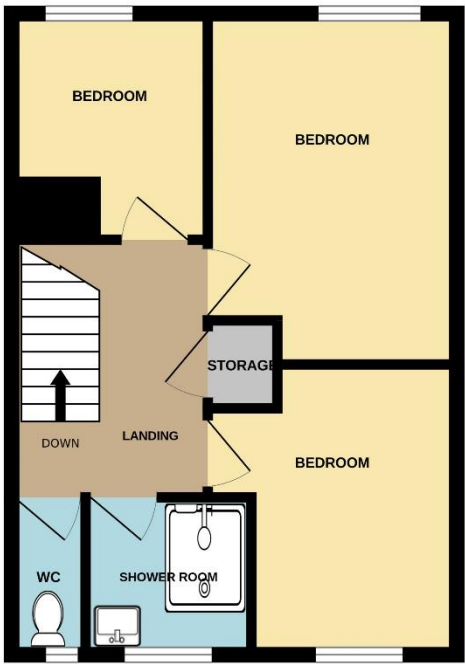
Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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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