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Wigmore Gardens

£280,000

- * Semi-Detached Bungalow
- * 13'8" x 8'4" Kitchen
- * 2/3 Bedrooms over 2 Floors
- * Gardens to 3 Sides
- * 23' Lounge/Diner
- * Garage & Parking



114 High Street, Worle, BS22 6HD

60 Wigmore Gardens, Worle, Weston-s-Mare, BS22 9AQ

Description

A 2/3 bedroom semi detached bungalow, extended to the rear aspect and converted into the loft, providing much more usable space and greater flexibility. The kitchen has grown to 13'8" in length and the original lounge/diner has increased to nearly 24'. The former second bedroom has now become the access point, with stairs, to the 2 first floor rooms and there is still a double bedroom on the ground floor, together with a re-styled shower room. The property occupies a lovely corner plot on the edge of Wigmore Gardens, siding onto Balmoral Way on Worle Hillside. There are gardens to front, side and rear aspects, plus a garage is located behind the rear garden with parking in front. Improved by the present owners and beautifully maintained throughout.

Accommodation

Entrance

Double glazed side entrance door to

Entrance Hall

Incorporating the original second bedroom allowing for stairs to provide access to the first floor. Storage and recess below the stairs. Radiator, double glazed window to front aspect.

Lounge/Dining Room 23' 9" x 11' 4" (7.23m x 3.45m) reducing to 8'4". Laminate flooring, coved ceiling, radiator. Sky light. Patio doors to the rear garden. Access through to

Kitchen 13' 8" x 8' 4" (4.16m x 2.54m) Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap and tiling to splash backs. Integrated dishwasher. Space for 'Range' style cooker, washing machine and upright fridge/freezer. Laminate flooring, sky light, double glazed window to rear aspect. Door to side of bungalow.

Shower Room 6' 7" x 5' 6" (2.01m x 1.68m)

Walk in shower with mains shower and side screen, wash hand basin with cupboard below and low level WC. Heated towel rail. Double glazed window to side.



Downstairs Bedroom 1 10' 9" x 9' 4" (3.27m x 2.84m)

Coved ceiling, radiator, double glazed window to front aspect.

First Floor Landing

Access to eaves storage facility and 2 remaining rooms.

Upstairs Bedroom 2 13' 7" x 9' 4" (4.14m x 2.84m)

Radiator, sky light window with far reaching views towards the Mendip Hills in the distance.

Upstairs Bedroom 3 8' 6" x 6' 8" (2.59m x 2.03m)

Wall mounted combination boiler. Sky light window.



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.

Outside

Gardens to front, side and rear aspects, the latter being enclosed and laid to artificial grass and patio for reduced maintenance. Gated access from the side garden to the garage with parking in front. The garage measures 16'4" x 8'2" approximately, accessed via an up and over door, power and lighting, plus window to side.



Tenure

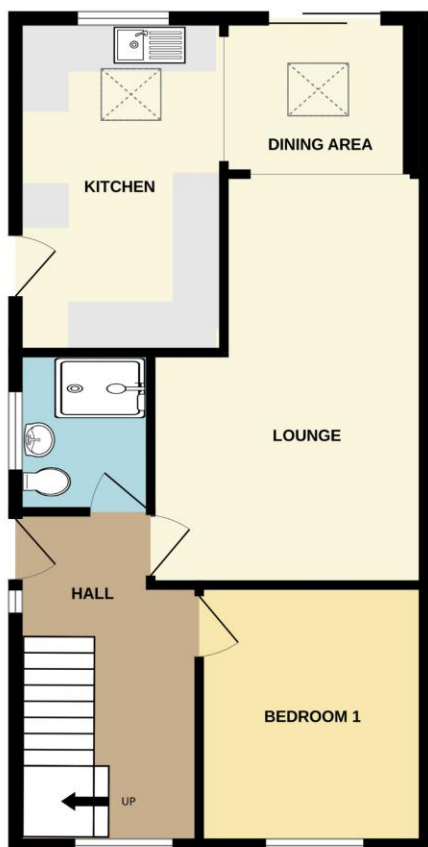
Freehold, council tax band is 'D'.

Other Material Information

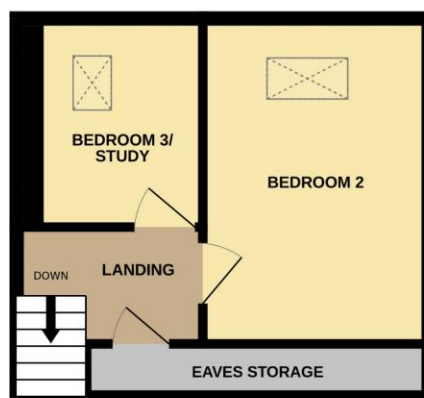
Gas central heating and double glazing. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media is available at this post code.

The energy rating for this property is 'D'.

GROUND FLOOR



1ST FLOOR



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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