

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston super Mare OIEO £240,000

- * 3 Bedroom Victorian
- * Southerly Rear Garden
- * Beautifully Presented
- * 2 Reception Rooms
- * Utility & Downstairs Cloakroom
- * Mid Terrace



114 High Street, Worle, BS22 6HD

40 Kensington Road, Weston super Mare, BS23 3QS

Description

A spacious Victorian terrace family home. Situated close to Weston Town Centre, commuter links, shops and the Beach. This end of terrace Victorian home is well presented with the addition of a utility and downstairs W.C. Comprising 3 double bedrooms dual aspect lounge/diner, separate kitchen, family bathroom and Characterful features throughout. The rear garden is Southerly facing and designed with low maintenance in mind.

Accommodation

Entrance Porch

uPVC part glazed entrance door. Dado rail. Vintage tiled floor. Timber and glazed door to

Entrance Hallway

Laminate flooring. Staircase to first floor accommodation with storage under. Door to all downstairs rooms.

Lounge 14' 7" x 12' 4" (4.44m x 3.76m)

uPVC double glazed Bay window to front aspect. Laminate floor. Radiator. Fireplace with wooden surround. opening through to

Dining Room 12' 6" x 10' 5" (3.81m x 3.17m)

uPVC double glazed window to rear aspect. Radiator.

Kitchen 13' 3" x 10' 3" (4.04m x 3.12m)

Step down. Fitted with a range of wall mounted and base units with roll edge worksurfaces over. Tiled walls and floor. One and a half bowl sink and drainer unit with central mixer taps. Glow Worm wall mounted combination boiler for domestic hot water and central heating. Space for cooker, space for American fridge/freezer and space for dishwasher. uPVC double glazed window to side aspect. Radiator.

Utility Room 10' 2" x 6' 1" (3.10m x 1.85m)

Step down. Fitted with a range of wall mounted and base units with roll edge worksurfaces over. Space for washing machine and space for tumble drier. uPVC double glazed window to rear aspect. uPVC double glazed door to side. Tiled floor.

First Floor Landing

Split level staircase giving access to all upstairs rooms. Access to loft space.

Bedroom 1 16' 1" x 12' 3" (4.90m x 3.73m)

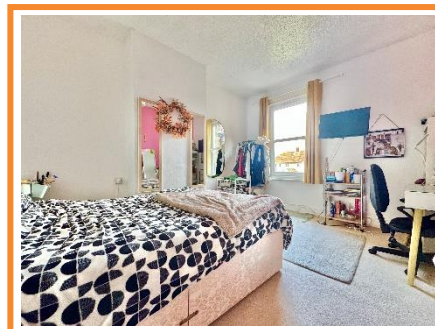
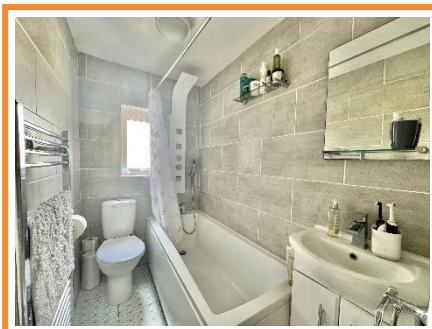
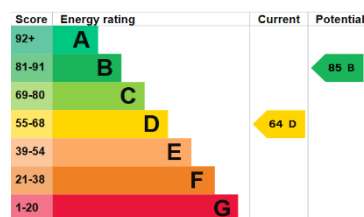
uPVC double glazed Bay window to front aspect, with additional uPVC window to front. Radiator.

Bedroom 2 12' 6" x 10' 5" (3.81m x 3.17m)

uPVC double glazed window to rear aspect. Radiator.

Bedroom 3 7' 7"min x 10' 2" (2.31m x 3.10m)

uPVC double glazed window to rear aspect. Radiator.



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.

Bathroom 7' 2" x 6' 1" (2.18m x 1.85m)

Comprising white suite of panelled bath with mains multi head shower over. Fully tiled walls. Vanity wash hand basin with central mixer tap. Low level W.C. Obscure uPVC double glazed window to side aspect. Ladder style towel rail.

Rear Garden

Enclosed by panelled fencing. The Southerly rear garden is mainly laid to a low maintenance patio and area of decking, perfect for dining. With shrubs and flower boarder. Outside tap and electrical point.

Front Garden

The front gate is laid to stone chipping and red brick pathway. Enclosed by stone wall and wooden gate.

Tenure

Freehold.

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.

N.B PLEASE NOTE THERE IS NO PARKING WITH THIS PROPERTY, PARKING IN ON ROAD ONLY.

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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.
Made with Metropix ©2025