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# Harris & Lee

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**Worle Hillside OIEO £350,000**

- \* Detached Bungalow
- \* Bathroom & Shower Room
- \* 3 Double Bedrooms
- \* Views To Mendip Hills
- \* 18'3" Lounge
- \* Garage



**114 High Street, Worle, BS22 6HD**

## 2 Pine Hill, Worle, Weston-super-Mare, BS22 9DW

### Description

An elevated position just above Worle High Street so not only very convenient for a number of amenities but also benefiting from views across to the Mendip Hills and Crook Peak. The accommodation has been much improved by the current sellers to include re-fitting the kitchen, bathroom and shower room. In addition there are 3 bedrooms, dining hall, useful utility room and a garage. For those who have an electric vehicle a power supply is available for recharging.

### Accommodation

#### Entrance Porch

Double glazed window to front. Part glazed door to

#### Dining Hall 10' 10" x 9' 6" (3.30m x 2.89m)

Radiator. Laminate flooring. Double glazed window to side. Cupboard housing the gas combi boiler. Part glazed doors to lounge & kitchen. Opening to

#### Inner Hall

Laminate flooring. Access to part boarded loft via fold away ladder.

#### Lounge 18' 3" x 10' 9" (5.56m x 3.27m)

A wood burner has been installed providing a focal point to this bright and airy room. A large bay window to the front offers views across Worle to the Mendip Hills. Radiator. Concealed lighting in the ceiling pelmets.

#### Kitchen 11' 0" x 9' 0" plus recess (3.35m x 2.74m)

Fitted with a range of floor and wall units with work surfaces and panelled upstands. Inset 1 1/2 bowl sink unit with extendable mixer tap. Laminate flooring. Integrated dishwasher. Down lighting. Radiator. Dual aspect with double glazed windows to both sides. Opening to rear lobby with laminate flooring. Doors to shower room, utility and bedroom 3.

**Bedroom 1** 12' 7" into double glazed window to front x 11' 3" (3.83m x 3.43m) Radiator. Laminate flooring. Views to the Mendip Hills.

**Bedroom 2** 11' 4" x 10' 10" max (3.45m x 3.30m) Radiator. Laminate flooring. Double glazed window to rear.

**Bedroom 3** 11' 10" x 10' 4" (3.60m x 3.15m) Radiator. 2 double glazed windows to front.

#### Shower Room 7' 5" x 4' 11" (2.26m x 1.50m)

Shower enclosure with mains shower, pedestal wash hand basin and low level WC. Laminate flooring. Obscure double glazed window to side.

#### Bathroom 7' 7" x 6' 4" (2.31m x 1.93m)

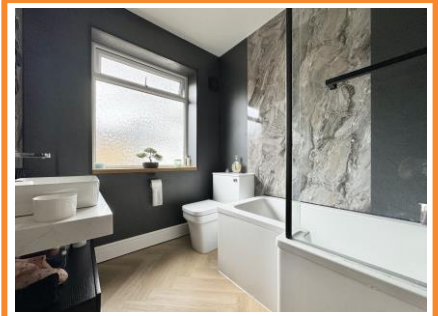
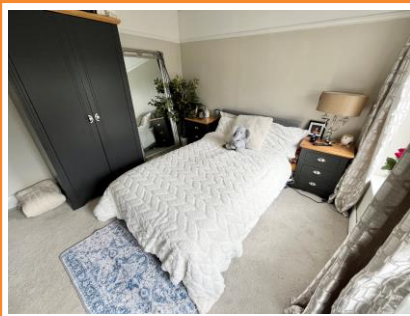
White suite of panelled bath with mains shower over, vanity wash hand basin and low level WC. Laminate flooring. Shower panels incorporating decorative marble effect panels. Obscure double glazed window to rear.

### Outside

The property is elevated from the road with access to the garage with up and over door. A power supply has been installed providing a charging point for an electric vehicle (charging needs to be done on the road side). Whilst the majority of the garden is to the front and side of the property a good deal of privacy is enjoyed. The garden is laid to a mixture of stone chippings and lawn with various seating areas to take advantage of the sunny aspect and views. In addition there is an area at the rear of the property offering scope for landscaping and includes a garden shed.

### 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,

**Energy Rating is 'D'**



### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements