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Harris & Lee

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Worle

OIRO £400,000

- * 4 'Double' Bedrooms
- * Beautiful Gardens
- * Larger Than Average Garage
- * 23' Lounge Extension
- * 2 Reception Rooms
- * Well Presented



114 High Street, Worle, BS22 6HD

21 The Weind, Worle, Weston super Mare, BS22 9BN

Description

If you are looking for a home with ample living space and outside space, this is the property for you. The property boasts a 23' extension looking over the 80' plus rear garden which has been lovingly maintained for nearly 50 years by the current owners. There are 4 'double' bedrooms, one on the ground floor, 2 Bathrooms and a larger than average garage. Close to Worle Highstreet and transporter links. Simply Must View.

Accommodation

Entrance Porch

Covered porch with uPVC double glazed door and windows. Tiled floor. Obscure glazed door to

Entrance Hallway

Radiator. Open tread staircase to first floor accommodation. Coved ceiling.

Downstairs Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

Comprising white suite of panelled bath with Triton Electric shower over and shower screen. Fully tiled walls and floor. Obscure uPVC double glazed window to side aspect. Concealed cistern W.C. Vanity wash hand basin with central mixer tap and storage under. Ladder style radiator.

Downstairs Bedroom 4 / Study 11' 4" x 8' 4" (3.45m x 2.54m)

uPVC double glazed window to front aspect. Radiator. Coved ceiling.

Dining Room 14' 9" x 11' 9" (4.49m x 3.58m)

Coal effect gas fire. uPVC double glazed window and door to rear garden, double door through to inner hallway. Door to

Kitchen 16' 0" x 7' 4" (4.87m x 2.23m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled splashbacks. Tiled floor. 5 Ring gas hob with cooker hood over. Space for dishwasher. Space for upright Fridge/Freezer. Plinth heater. One and a half bowl stainless steel sink and drainer unit with central mixer tap. uPVC double glazed window to side aspect. Built in electric double oven. Timber framed stable door to

Garage 18' 0" x 10' 7" (5.48m x 3.22m)

uPVC double glazed door to front. Up and over door, power and light, uPVC double glazed door to rear garden. Plumbing for washing machine.

Inner Hallway

Steps down to

Lounge 22' 5" x 17' 9" (6.83m x 5.41m)

A large room offering lots of natural light. Feature stone fireplace with multi fuel 'Arrow' Stove. 2 Radiators. uPVC double glazed window to side aspect. uPVC double glazed patio doors to the rear garden.

First Floor Landing

Access to all rooms. Airing cupboard housing lagged water tank with shelving. Storage cupboard with shelving. Access to part boarded loft space.

Bedroom 1 14' 1" x 9' 4" (4.29m x 2.84m)

Built in double wardrobes. 2 uPVC double glazed windows to side aspect. Radiator. Coved ceiling.



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

Built in triple wardrobes. uPVC double glazed window to rear aspect. Radiator.

Bedroom 3 8' 5" x 9' 5" (2.56m x 2.87m)

Built in wardrobe. Radiator. uPVC double glazed window to front aspect.

Front Garden

To the front of the property there is a paved driveway with an area of stone chipping for additional parking. Mature shrubs and trees and an area of patio. Timber gates leads to the front of the garage and side access to

**Rear Garden**

A gardeners delight. Lovingly maintained for nearly 50 years. The rear garden, measuring over 80' is mainly laid to lush lawn, large patio and enclosed by panelled fencing and trees, with mature shrub and flower borders. There is an area of stone chipping leading to the large shed, which has power and light. A glass greenhouse and 2 timber stores. Cold water tap.

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.

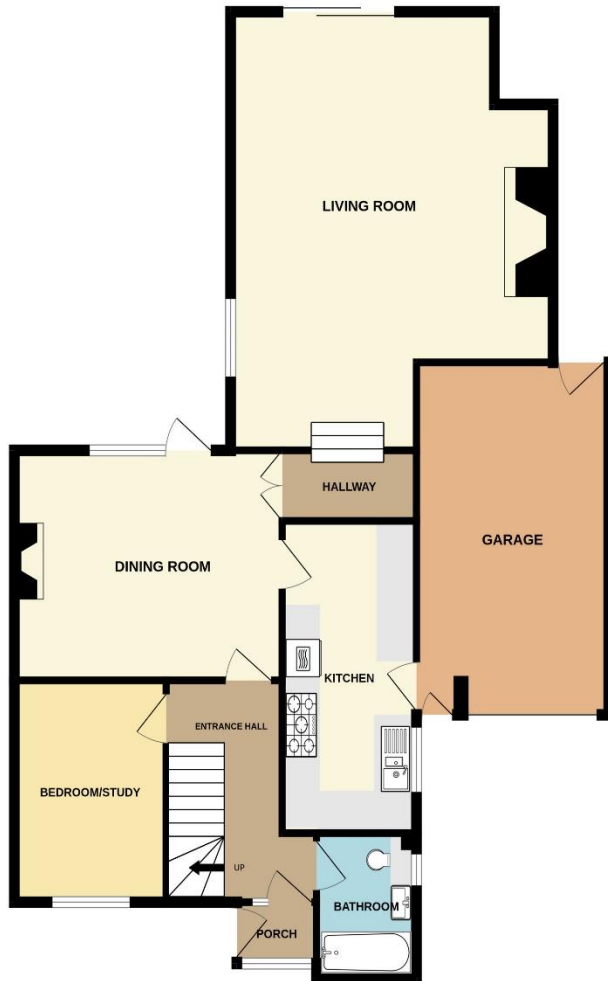
Mobile Signal- 5G. Visiting the Ofcom checker.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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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