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Estate Agents

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# Harris & Lee

## Estate Agents

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*Weston Village*

*OIRO £375,000*

- \* 4 Bedroom Detached
- \* 2 Separate Receptions
- \* Southerly Rear Garden
- \* 17' x 8'5" Garage
- \* Kitchen & Utility
- \* Cloakroom & En-suite



*114 High Street, Worle, BS22 6HD*

## 137 Worle Moor Road, Weston Village, BS24 7FB

### Description

A superb example of a detached family home, with flexible accommodation and rooms of excellent proportions, complemented with a private south easterly rear garden, plus adjacent driveway parking leading to a larger than average garage. Located on the westerly fringes of Weston Village with 2 separate reception rooms in addition to an excellent size kitchen/breakfast room, with space for table and chairs, so the dining room could be used as a study, hobby or play room, if desired. The popular combination of a downstairs cloakroom, en-suite and utility room are present here too. The house is set back from the road in a tree lined street, ideal for commuters with access to Somerset Avenue.

### Accommodation

#### Entrance

Double glazed door to hallway with stairs to first floor, radiator, laminate flooring, smooth ceiling finish.

#### Lounge 15' 9" x 12' 2" (4.80m x 3.71m)

2 radiators, laminate flooring, smooth ceiling finish with coving. Patio doors to the rear garden.

**Dining Room 12' 0" x 9' 0" (3.65m x 2.74m)** plus double glazed bay window to front aspect. Radiator, laminate flooring, smooth ceiling finish with coving.

**Kitchen/Breakfast Room 12' 1" x 10' 2" (3.68m x 3.10m)** minimum. Fitted wall and base units, work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for dishwasher and American style fridge/freezer. Space for table and chairs. Laminate flooring, smooth ceiling finish. Built-in cupboard. Double glazed window to rear aspect.

#### Utility Room 7' 0" x 5' 3" (2.13m x 1.60m)

Sink unit with cupboard below, mixer tap and tiled splash back. Space for washing machine. Laminate flooring, smooth ceiling finish. Gas fired boiler. Doors to side of property and to

#### Downstairs WC

Wash hand basin and WC. Radiator, laminate flooring, smooth ceiling finish. Double glazed window.

#### First Floor Landing

Built-in cupboard, access to loft space. Radiator, smooth ceiling finish.

**Bedroom 1 12' 0" x 11' 8" (3.65m x 3.55m)** Radiator, smooth ceiling finish. Double glazed window to rear aspect.

#### En-suite 6' 5" x 6' 5" (1.95m x 1.95m)

Corner shower cubicle, pedestal wash hand basin, WC. Radiator, extractor fan. Obscure double glazed window.

#### Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)

Radiator. Double glazed window to front aspect.

#### Bedroom 3 9' 8" x 9' 4" (2.94m x 2.84m)

Radiator, smooth ceiling finish. Double glazed window to rear aspect.

#### Bedroom 4 8' 1" x 7' 2" (2.46m x 2.18m)

built-in cupboard. Radiator, smooth ceiling finish. Double glazed window to front aspect.

#### Bathroom 11' 8" x 5' 4" (3.55m x 1.62m)

Panelled bath, pedestal wash hand basin and WC. Radiator, smooth ceiling finish. Extractor fan. Obscure double glazed 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

The front of the property is enclosed with railings and brick pillars. An adjacent driveway provides off road parking and leads to the larger than average garage measuring 17' x 8'5" approximately, up and over door, power and lighting. Gated side access into the enclosed rear garden which enjoys a south easterly aspect, laid to grass, stone chippings and wooden decking. Shrub borders. Outside tap.



## Tenure

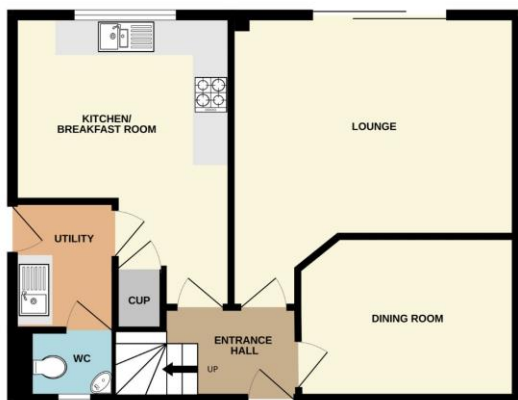
Freehold, council tax band is 'D'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin media website confirms that Gig1 is available at this address.

**The energy rating for this property is 'C'.**

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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