

Harris & Lee
Estate Agents

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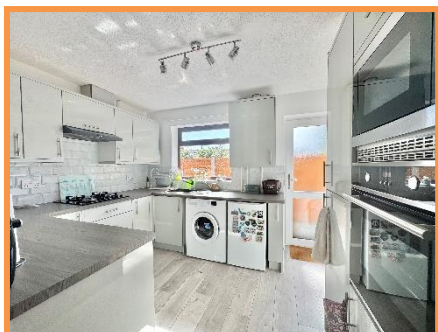
Estate Agents

Helping you move with 100 years combined staff experience



Worle Highstreet £315,000

- * NO CHAIN
- * Detached Bungalow
- * 2 Bedrooms
- * Garage
- * Level Location
- * Close To Shops



114 High Street, Worle, BS22 6HD

Description

This Detached Bungalow comes to the market with NO ONWARD CHAIN. Occupying a tucked away position and private setting. Boasting a modern Kitchen, 18" Lounge/Diner and 2 good sized bedrooms. The bungalow also has an attached garage, and a Southerly facing rear garden. Located just off of Worle Highstreet on a level location, close to shops, bus stops and cafes. A Must View Property.

Accommodation

Entrance Porch

Covered porch with uPVC double glazed entrance door with obscure glass side panel.

Entrance Hallway

Radiator, Doors to all rooms. Access to part boarded attic space, with light. Airing cupboard.

Bedroom 2 10' 7" x 8' 4" (3.22m x 2.54m)

uPVC double glazed window to front aspect. Radiator.

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

uPVC double glazed window to side aspect. Built in wardrobe with additional storage above. Radiator.

Shower Room 5' 4" x 6' 8" (1.62m x 2.03m)

Comprising a white suite. W.C. Wash hand basin, Fully tiled shower enclosure with Triton electric shower over. Vinyl floor covering. Obscure uPVC double glazed window to side. Ladder style radiator. Extractor fan.

Kitchen 9' 5" x 11' 2" (2.87m x 3.40m)

Fitted with a range of modern Grey Gloss, wall mounted and base units with work surfaces over. Single bowl sink and drainer unit with central mixer tap. Tiling to splash back Cupboard housing Valiant boiler. Built in eye level oven and microwave. Wine rack. 4 Ring Gas hob with cooker hood over. Space and plumbing for washing machine, space for additional under counter appliance. Laminate flooring. uPVC double glazed window to rear. uPVC obscure double glazed door to rear pathway.

Lounge/Diner 18' 7" x 15' 1" max (5.66m x 4.59m)

An L-shaped room with 2 uPVC double glazed windows to rear garden, and uPVC double glazed French doors to the side. A Feature brick fireplace with log burner. Telephone point. 2 Radiators.

Outside

The bungalow is tucked away, just off of Worle High Street and has 2 driveways, one to the front of the garage and on be to the side of the property. There is a secure side gate, which gives access to the rear garden. Enclosed by panelled fencing, the garden is mainly laid to lawn, with areas of Patio. Cold water tap and large shed. Door to

Garage 15' 5" x 8' 2" (4.70m x 2.49m)

With up and over door, power and light.

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.

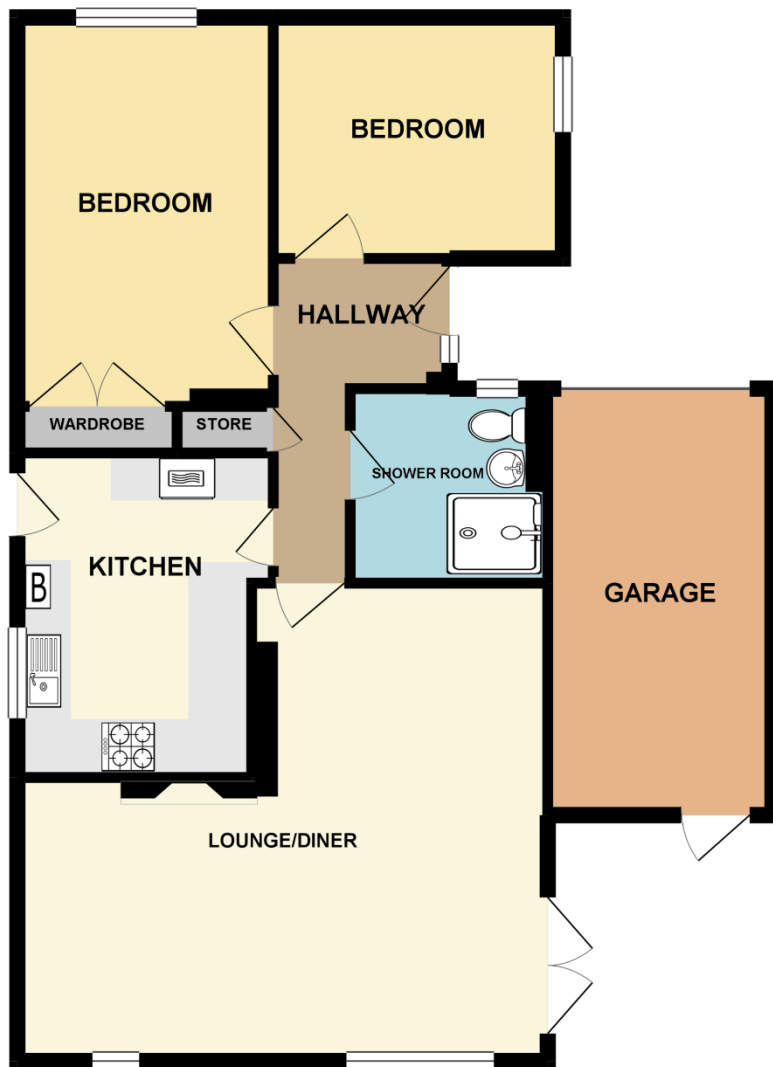
Mobile Signal- 5G. Visiting the Ofcom checker.

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

Council Tax - C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND 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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