

**Harris & Lee**  
Estate Agents

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# Harris & Lee

## Estate Agents

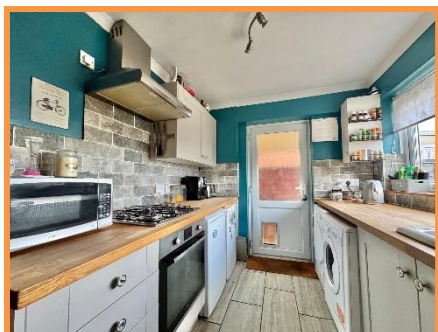
Helping you move with 100 years combined staff experience



*Woodside*

*OIEO £325,000*

- \* Detached Family Home
- \* Enclosed Rear Garden
- \* 3 Double Bedrooms
- \* Refitted Kitchen
- \* Integral Garage
- \* Well Presented Throughout



114 High Street, Worle, BS22 6HD

## 7 Walsh Close, Woodside Weston-super-Mare BS24 9XH

### Description

Located within the Parish of Hutton this three 'double' bedroom family home is positioned in a no through road and is generous in size with good sized front and rear gardens with a driveway for multiple vehicles. Internally the property offers a 21' 11" Lounge/diner opening onto the rear garden. The property boasts view to Weston town and countryside.

### Accommodation

#### Entrance

Step to, uPVC double glazed entrance door into hallway.

#### Entrance Hall

Radiator, under stair storage cupboard. Staircase rising to first floor accommodation.

#### Kitchen 10' 3" x 7' 5" (3.12m x 2.26m)

Fitted with a range of wall and base units with roll edge worksurface, one and a half bowl stainless steel sink and drainer unit with central mixer tap tiled to splashbacks. 4 Ring gas hob with cooker hood over. Built in oven. Space and plumbing for washing machine, space for tumble drier. Space for undercounter Fridge & Freezer. Radiator. uPVC double glazed window to rear aspect. uPVC obscure double glazed door to side. Tiled flooring. Space and plumbing for slim line dishwasher. Double radiator.

#### Lounge/Diner 21' 11" x 11' 1" (6.68m x 3.38m)

Open fireplace with wood burner stove, stone hearth and hardwood mantle. uPVC double glazed window. uPVC double glazed sliding Patio doors to rear garden. Coved ceiling. Bamboo Stripe Wood Flooring.

### First Floor Landing

Doors to all first floor rooms. uPVC double glazed window. Access to roof space. Coved ceiling.

#### Bedroom 1 10' 9" x 10' 6" (3.27m x 3.20m)

uPVC double glazed window. Radiator. Storage cupboard and wardrobe. Coved ceiling. Radiator.

#### Bedroom 2 12' 3" x 8' 9" (3.73m x 2.66m)

uPVC double glazed window with views over Weston Town and countryside. Radiator. 2 Built in storage cupboards, coved ceiling. Radiator.

#### Bedroom 3 11' 1" x 7' 10" (3.38m x 2.39m)

Coved ceiling. uPVC double glazed window. Radiator.

#### Separate W.C 4' 7" x 2' 10" (1.40m x 0.86m)

Tiled walls, low level W.C. uPVC double glazed window. Coved ceiling.

#### Bathroom 7' 5" x 5' 8" (2.26m x 1.73m)

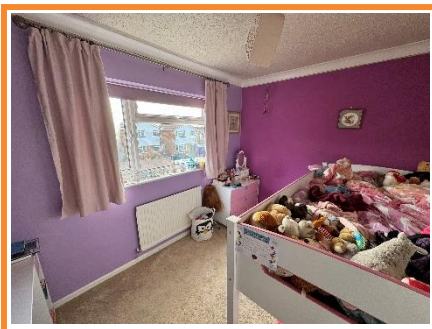
Comprising panelled bath with shower attachment. Pedestal wash hand basin. Shower enclosure with mains shower. Ladder style radiator. Tiled walls. uPVC double glazed window. Extractor fan.

### Outside

To the front of the property there is a block paved driveway, the front garden is laid to lawn and mature shrubs. Side access to the rear garden, with an area of artificial lawn, areas of patio and laid to lawn. Enclosed by panel fencing. Leased Solar Panels – Installed 2011.

#### Garage 7' 7" x 15' 4"

Integral garage, with manual roller door, power and light. Fuse box.



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.

**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.

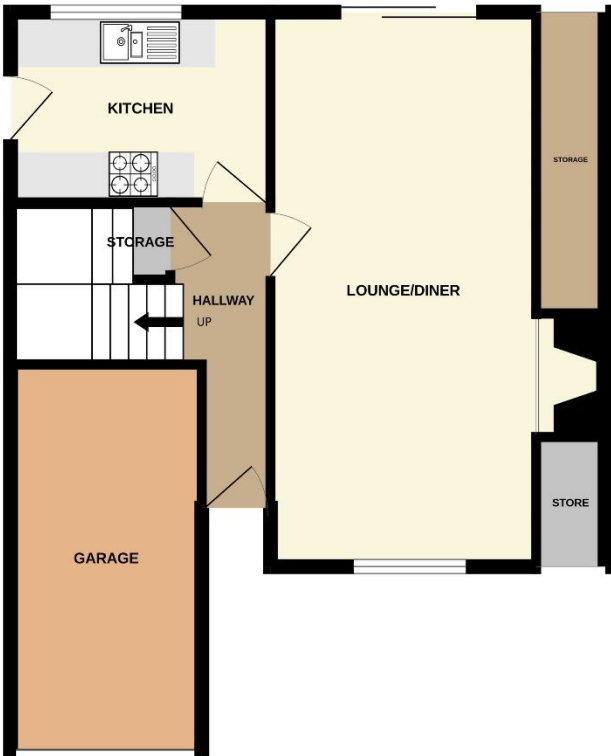
Visiting the Ofcom checker.

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

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

GROUND FLOOR

1ST 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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