

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Ashcombe Road    £130,000**

- \* Purpose Built
- \* One Bedroom
- \* Communal Parking
- \* Communal Gardens
- \* Immaculate Throughout
- \* NO CHAIN



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

### Description

This purpose built ground floor flat is situated on the level and close to the Town Centre, bus routes and Weston train station and comes to the market with no onward chain. Boasting One good sized bedroom, light and airy Lounge. Shower room and modern Kitchen with appliances included. Externally, residents benefit from a communal parking area, gardens and bike store. Ideal for first time buyers or investors alike.

### Accommodation

#### Entrance

Secure intercom system. 2 Timber entrance doors gives access to

#### Entrance Hall

A well maintained entrance hall with staircase to upper floor flats. Entrance door to

#### Entrance Hallway

Secure entry intercom. Radiator. Storage cupboard with shelves and hanging space. Fuse box. Radiator. Open cupboard with electricity. Doors to all rooms. 'Open reach' Fibre optic internet point. Smooth ceiling finish.

#### Lounge 15' 5" x 9' 6" (4.70m x 2.89m)

A bright room with uPVC double glazed window to front. TV point, Telephone Point. Radiator. Smooth ceiling finish.

#### Bedroom 12' 9" x 9' 4" (3.88m x 2.84m)

uPVC double glazed window to rear aspect. Smooth ceiling finish. Radiator.

#### Shower Room 6' 4" x 4' 8" (1.93m x 1.42m)

Vinyl floor covering. Obscure uPVC double glazed window to side aspect. Ladder Style radiator. Tiled walls, corner shower enclosure with 'Triton' Electris shower over. W.C. Vanity wash hand basin with central mixer tap and cupboard under.

#### Kitchen 9' 0" x 8' 0" (2.74m x 2.44m)

Fitted with a range of wall mounted and base units with wood effect worksurfaces over. Single bowl stainless steel sink and drainer unit with central mixer tap and tiled to splashbacks. Storage cupboard housing 'Ideal' Combi boiler for gas central heating and domestic hot water. With shelving and electric. Vinyl floor covering. Radiator. Smooth ceiling finish. 'Ideal' upright fridge freezer, Beko washing machine and 'ideal electric cooker' Fold away breakfast bar. uPVC double glazed window to front aspect.

#### Outside

Communal gardens to the front and rear of the property are laid to lawn, to the rear the garden has mature hedgerow. Communal carpark. Communal bike store.

#### Tenure

Leasehold.



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.

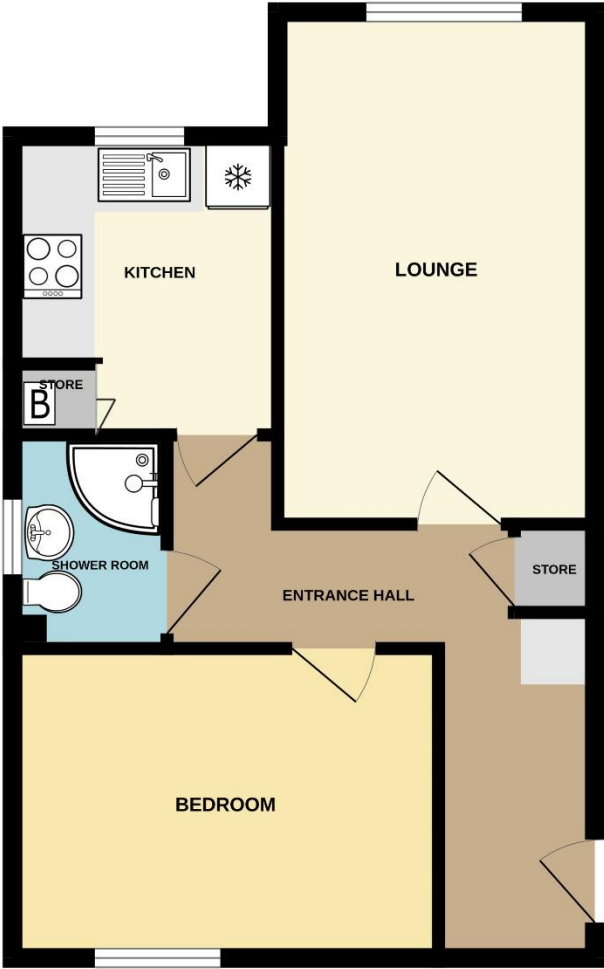
Mobile Signal- 5G.

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		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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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