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Harris & Lee

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Helping you move with 100 years combined staff experience



North Worle £350,000

- * Detached Family Home
- * Three Bedrooms
- * Garage & Driveway
- * Southerly Rear Garden
- * Office/Garden Room + Workshop
- * Downstairs WC



114 High Street, Worle, BS22 6HD

4 Garner Court, Worle, Weston-super-Mare, BS22 7QY

Description

Located within a Cul-de-Sac in the popular North Worle Area, making it ideal for families with local primary and secondary schools within easy reach, as well as parks, bus links, access to the M5 and local shops and supermarkets. This 3-bedroom detached home has the added advantage of a useful brick built Office/Garden room if you need to work from home which opens onto the Southerly facing rear garden. Internally there is a Lounge and dining room, kitchen, bathroom and downstairs WC. Garage and driveway.

Accommodation

Entrance Hall

Part glazed uPVC door. Radiator. Laminate floor. Staircase to first floor accommodation.

Cloakroom

Suite of wash hand basin with tiling to splash back, low level WC and radiator. Extractor fan. Laminate flooring.

Lounge 16' 4" x 10' 1" (4.97m x 3.07m)

Into double glazed bay window to front. Wall mounted gas fire. Vertical radiator. Laminate floor. Archway to

Dining Room 10' 1" x 8' 9" (3.07m x 2.66m)

Radiator. Laminate floor. Double glazed French doors to rear garden.

Kitchen 9' 11" x 7' 4" (3.02m x 2.23m)

Fitted with a range of wall and floor units with work surfaces and tiling to splash backs. Single drainer stainless steel sink unit with mixer tap. Recess for fridge/freezer. Under stairs cupboard. Wall mounted gas boiler. Double glazed window to rear. Double glazed door to

Workshop 13' 4" max x 11' 5" max (4.06m x 3.48m)

A useful space between the house and the garage with light and power. Work unit. Doors giving access to the front of the property, the garage and a double glazed patio door to the rear garden.

First Floor Landing

Access to loft with light via pull down ladder. Built-in airing cupboard with lagged tank. Double glazed window to side.

Bedroom 1 11' 0" x 9' 6" (3.35m x 2.89m)

Plus built-in wardrobes. Radiator. Double glazed window to front.

Bedroom 2 10' 1" x 9' 6" (3.07m x 2.89m)

Plus built-in wardrobes. Radiator. Double glazed window to rear.

Bedroom 3 8' 0" x 6' 10" (2.44m x 2.08m)

Base for a single bed with storage space under. Radiator. Double glazed window to front.

Shower Room

White suite comprising of a corner shower enclosure with mains shower over, body jets and speakers. Wash hand basin and low level WC. Fully tiled walls and floor. Obscure double glazed window to rear.

Outside There is block paved parking at the front with a driveway leading to the Garage 17' 8" x 8' 4" (5.38m x 2.54m) with up and over door, light, power and a door to the workshop. The rear garden enjoys a southerly aspect and is laid mainly to block paving and stone chippings. At the rear of the garage there is an extension measuring 16'11"max x 8' 1" max with light, power and double glazed doors to the garden. This would make an idea area to use as an Office or hobbies room.



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.

Material Information:-

We have been advised the following;

Gas- Mains

Electricity- Mains

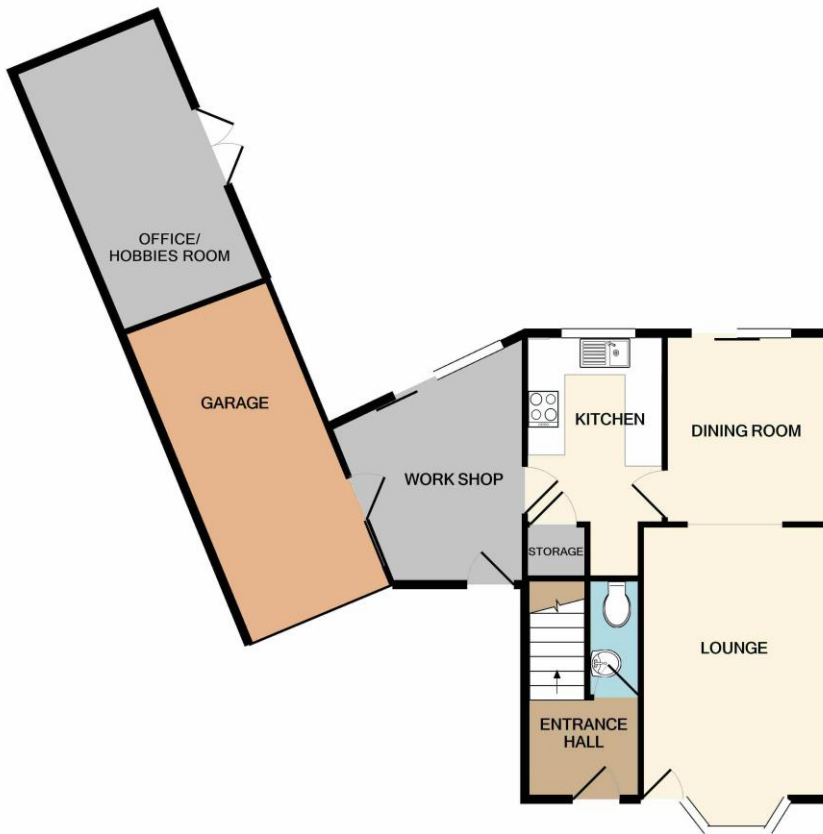
Water and Sewerage- Bristol and Wessex Water

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		87 B
69-80	C	72 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 floor plan 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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