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Estate Agents

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# Harris & Lee

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Totterdown Road

OIEO £260,000

- \* Semi Detached Bungalow
- \* Gardens to Side & Rear
- \* 2 Bedrooms
- \* Allocated Parking Space
- \* Stylish Open Plan Living
- \* Tucked Away Position



114 High Street, Worle, BS22 6HD

## 6 Totterdown Court, 39 Totterdown Road, W-s-M, BS23 4LH

### Description

Extremely rare opportunity to acquire a beautifully maintained 2 bedroom semi-detached bungalow tucked away in a level courtyard setting, in a development of just 6 homes, built in 2018. Stylish open plan living with vaulted style ceilings and sky lights, under floor heating and freehold solar panels making this very energy efficient (B rated). Private low maintenance garden plus useful covered courtyard and further courtyard gardens. Allocated parking space tucked away in the corner adjacent to the garden with gated side access. Lovely feel and atmosphere and that little bit different too! Rare to have a chance of owning a bungalow in the South Ward of Weston itself, particularly in this price category.

### Accommodation

#### Entrance

Front entrance door with double glazed inset, opening to

#### Entrance Hall

L-shaped hallway with built-in cupboard, plus further built-in cupboard housing the gas fired boiler. Vaulted style high ceiling with inset sky light. Rear door to covered courtyard garden.

**Open Plan Living Room/Kitchen** 16' 2" x 11' 8" (4.92m x 3.55m) A stylish living space with vaulted style high ceiling and 2 inset sky lights, plus double glazed windows to front and rear affording plenty of natural light. Feature two tone kitchen units with complementing work surface and breakfast bar. Belfast style sink unit with mixer tap over. Integrated dishwasher, plus oven, electric hob with cooker hood over. Space for upright fridge/freezer. Wood effect LVT flooring.

**Bedroom 1** 13' 0" x 8' 4" (3.96m x 2.54m) plus built-in triple wardrobe to one wall. Vaulted style high ceiling with inset sky light, plus double glazed window to front aspect.

**Bedroom 2** 9' 6" x 7' 0" (2.89m x 2.13m) minimum plus deep door recess. Smooth ceiling finish with drop down access to loft space with sky light. Double glazed window to front aspect.

**Shower Room** 6' 0" x 5' 7" (1.83m x 1.70m)

Large shower enclosure with mains shower plus deluge shower head and handheld fittings. Wash hand basin and WC. Heated towel rail. Tiling to walls and floor. Smooth ceiling finish with inset spot lights and extractor.

### Outside

There are gardens to both the side and the rear of the bungalow. Two courtyards can be found to the rear one of which is enclosed and sheltered from the elements. Access through to the main area area of garden located to the side of the property, landscaped with low maintenance in mind. This is enclosed and laid to patio with lawn inset, complemented with shrub borders. Gated side access to the allocated parking conveniently tucked away in the far corner.



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.



## Rear Garden



## Parking Space



## Tenure

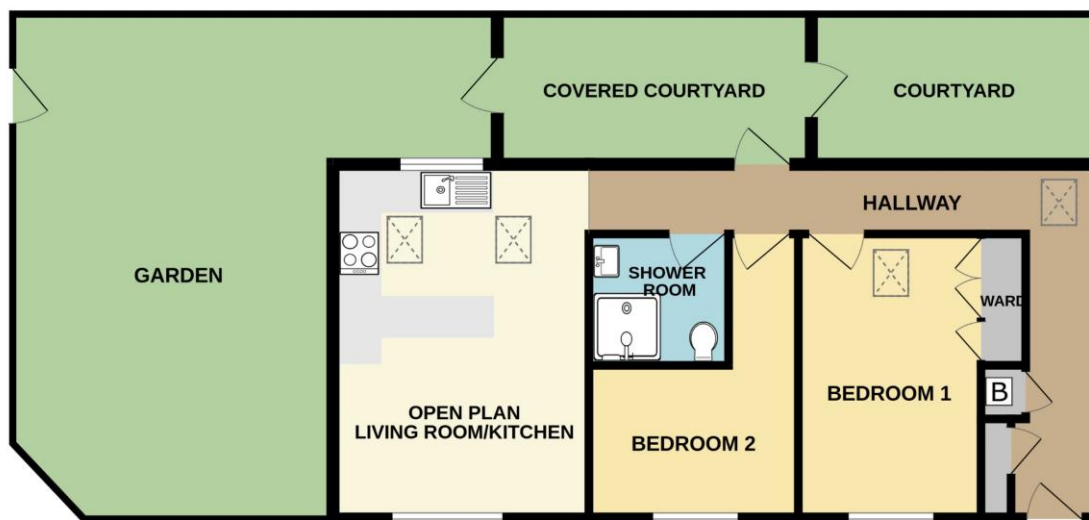
Freehold, council tax band is B. Being in a small development of 6 homes there is a maintenance charge of £20 per month for the upkeep of outside communal spaces, plus gutter cleaning. The seller has paid an insurance contribution this year of £43 in case of damage to walls or property within this development.

## Other Material Information

Under floor heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

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

GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 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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