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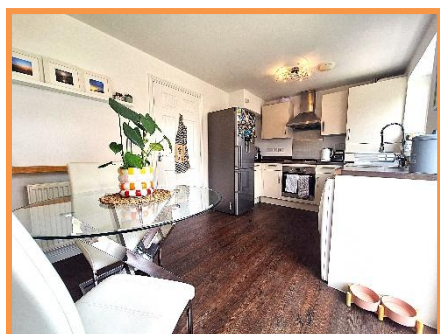
Helping you move with 100 years combined staff experience



West Wick

£275,000

- * Semi Detached Home
- * Beautifully Presented
- * 3 Bedrooms
- * Level Location
- * Off Road Parking (to Rear)
- * 15' Kitchen/Diner



114 High Street, Worle, BS22 6HD

Description

Tucked away in West Wick, this beautifully presented three-bedroom semi-detached home offers a perfect balance of modern living and everyday convenience. Whether you're a growing family, a professional couple, or simply looking for a well-connected yet peaceful place to settle, this property ticks all the boxes. From the moment you step inside, you'll notice how bright and welcoming the home feels. The entrance hall leads to a handy downstairs cloakroom. The living room at the front of the property provides a cosy, relaxed space to unwind, while the open-plan kitchen and dining area at the rear is stylish and practical, opening out to the landscaped, enclosed rear garden. Upstairs, you'll find three bedrooms, including a master with its own en-suite shower room, and a family bathroom. Outside, there's 2 allocated parking spaces, with direct access into the rear garden. The location is a real standout—within easy reach of local schools, shops, and transport links, all with an abundance of green spaces, perfect for walks.

Accommodation

Entrance

Double glazed entrance door opening to

Entrance Hall

Laminate flooring. Smooth ceiling finish. Radiator. Fuse box. Staircase to first floor accommodation.

Downstairs Cloakroom 5' 4" x 3' 0" (1.62m x 0.91m)

Laminate floor. Smooth ceiling finish. Radiator. Obscure uPVC double glazed window to front aspect. Corner sink with tiling to splashback. W.C. Extractor fan.

Lounge 14' 3" x 11' 9" (4.34m x 3.58m)

Laminate flooring. uPVC double glazed window to front aspect. Radiator. Smooth Ceiling finish. Understairs cupboard. Door to

Kitchen/Diner 15' 2" x 9' 5" (4.62m x 2.87m)

Fitted with a range of modern wall mounted and base units with roll edge worksurfaces and matching upstands. Laminate flooring. Space for upright Fridge/Freezer, space for Washing Machine and space for Dishwasher. 4 Ring gas hob with cooker hood over. Built in electric oven. One and a half bowl stainless steel sink and drainer unit with central mixer tap. uPVC double glazed window to rear aspect. Radiator. uPVC French Doors to rear garden.

First Floor Landing

Doors to all upstairs rooms. Large storage cupboard with hanging space. Loft hatch.

Bedroom 1 11' 9" x 9' 4" (3.58m x 2.84m)

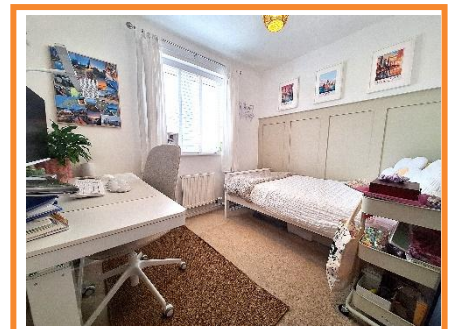
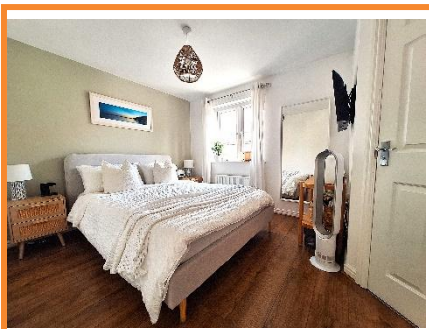
uPVC double glazed window to front aspect. Smooth ceiling finish. Built in cupboard with hanging space. Laminate flooring. Door to

En-suite 5' 3" x 6' 4" (1.60m x 1.93m)

A stylish suite of fully tiled corner shower enclosure, with mains shower over. Obscure uPVC double glazed window to front aspect. Ladder style radiator. Laminate flooring. Smooth ceiling finish, extractor fan. W.C. Wash hand basin with tiled splashback.

Bedroom 2 8' 9" x 7' 6" (2.66m x 2.28m)

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



Bedroom 3 6' 0" x 7' 5" (1.83m x 2.26m)

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

Outside

The front of the property is laid to white stone chippings and pathway leading to the front door. The rear garden is designed with low maintenance and modern style in mind. There is an area on Decking perfect for dining. There is also an area of artificial lawn and slate stone chippings. Enclosed by panelled fence with gate leading to the allocated off-road parking. Cold water tap.

Tenure

FREEHOLD. THE PROPERTY IS CURRENTLY BEING CHANGES FROM LEASEHOLD TO FREEHOLD.

Material Information.

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

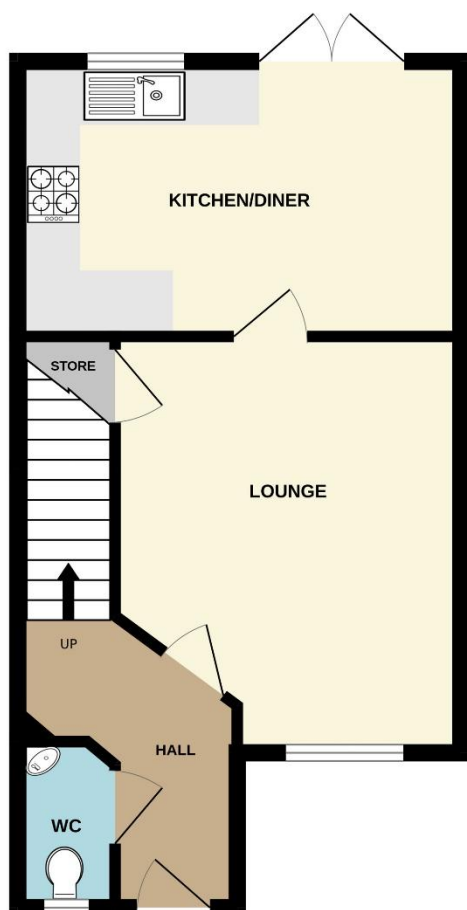
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

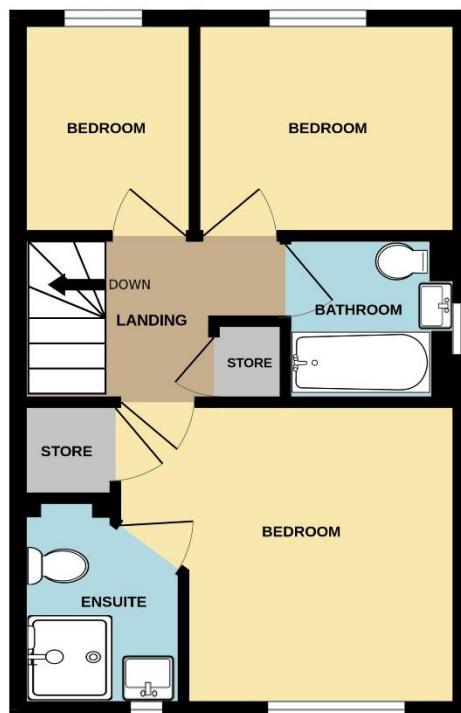
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

EPC - C

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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