

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

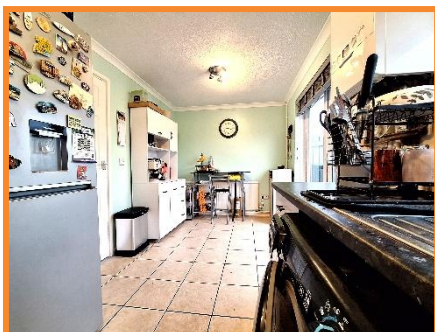
Helping you move with 100 years combined staff experience



**South Worle**

**£245,000**

- \* 3 Bed Terrace House
- \* 16' Kitchen/Diner
- \* Tucked Away Off The Road
- \* Separate Lounge
- \* Good Size Enclosed Front Garden
- \* Parking Space To Rear



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

### Description

A lovely example of a 3 bedroom terrace home in South Worle, tucked away from the road in a very child and pet friendly position. Many will appreciate a layout where the hall and stairs are separate from the lounge plus a kitchen/diner measuring nearly 16' in width. There is parking behind the low maintenance rear garden, which is smaller in size, however, the front garden makes up for this, being much larger, still enclosed and usable like a rear garden. Viewing recommended.

### Accommodation

#### Entrance

uPVC double glazed front entrance door to

#### Hallway

Staircase to first floor accommodation, opening to

#### Lounge

A large airy room with uPVC double glazed window looking over the front garden. Under stair storage cupboard. Laminate flooring. Door to

#### Kitchen/Diner

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled to splashback. Wall mounted combi boiler for domestic hot water and central heating. Built in electric oven and 4 ring gas hob with cooker hood over. Space for washing machine. Space for upright fridge/freezer. Radiator. Tiled floor. uPVC double glazed window to rear aspect. uPVC double glazed French doors to rear garden.

### First Floor Landing

Doors to all rooms.

#### Bedroom 1

uPVC double glazed window to front aspect. Loft hatch. Radiator.

#### Bedroom 2

uPVC double glazed window to rear aspect. Radiator.

#### Bedroom 3

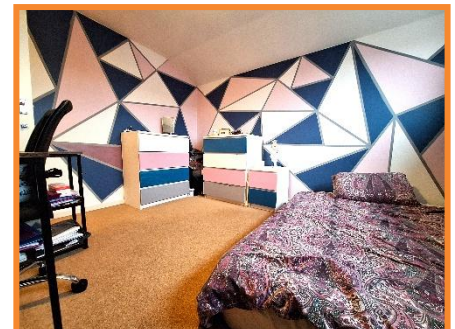
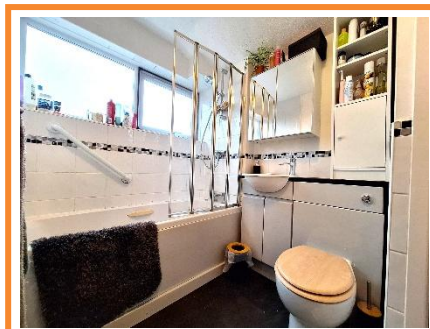
uPVC double glazed window to front aspect. Radiator. Stair head.

#### Bathroom 7' 9" x 5' 8" (2.36m x 1.73m)

Comprising white suite of panelled bath with mains shower over and glass shower screen. Built in vanity unit with sink and storage. concealed cistern W.C. Fully tiled walls. Extractor fan. Storage cupboard with shelving. Obscure uPVC double glazed window to rear aspect.

### Outside

The front garden is fully enclosed and mainly laid to lawn and shrubs, with flower borders and pathway leading to the front entrance. Small area of patio. The rear garden is completely enclosed by panelled fence and laid to artificial lawn with gate giving access to the single parking space at the rear of the property.





Tenure  
Freehold

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

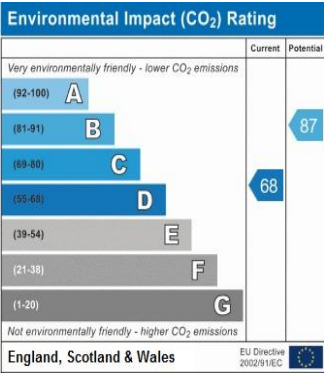
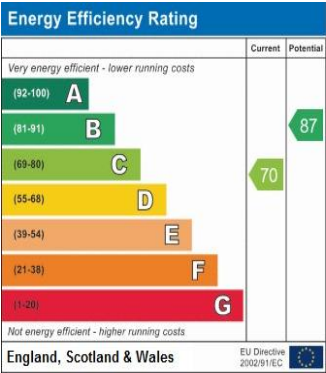
Water and Sewerage- Bristol and Wessex Water

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

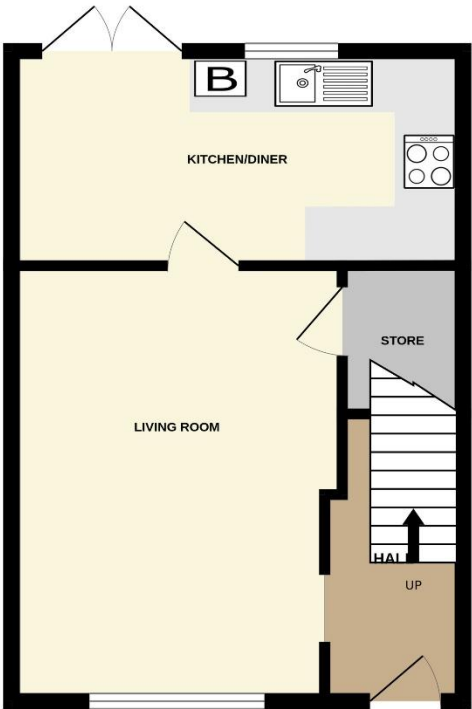
Mobile Signal- 5G. Visiting the Ofcom checker.

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

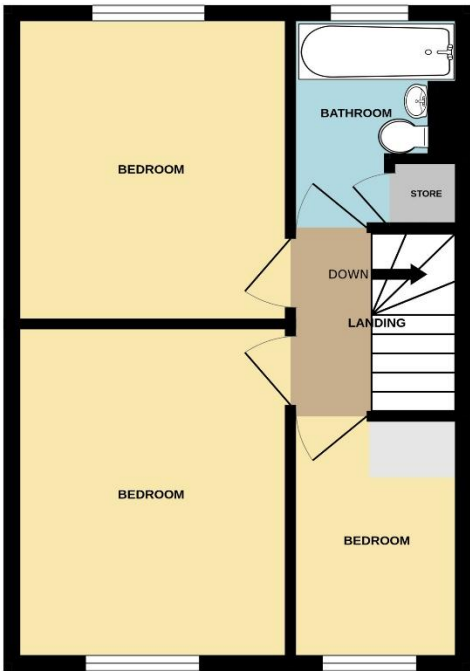
Energy Performance



GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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