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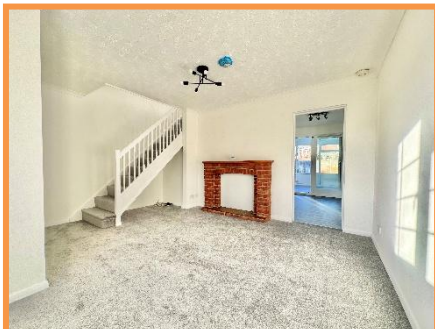
Helping you move with 100 years combined staff experience



North Worle

£269,950

- * No Onward Chain
- * Close To Green Spaces
- * Semi Detached House
- * 3 Bedrooms
- * Close To Schools & Transport
- * Adjacent Driveway



114 High Street, Worle, BS22 6HD

22 Sophia Gardens, Worle, Weston super Mare, BS22 7DS

Description

Offered with NO ONWARD CHAIN, This three bedroom semi detached family home is located in a sought after North Worle Cul-de-Sac. Recently redecorated through out including new carpets and upgraded electrics the property is ready to move into and benefits from having the addition of a 14' Conservatory to the rear, the all important Downstairs WC and Driveway parking for at least two vehicles. An internal viewing is highly recommended as we expect early interest for this fantastic opportunity.

Accommodation

Entrance Porch

uPVC double glazed door. Radiator.

Cloakroom

Vinyl floor covering. Space saving wash hand basin with tiling to splashback. Obscure uPVC double glazed window front aspect. Low level W.C. Electric consumer unit.

Lounge 13' 5" x 14' 7" max (4.09m x 4.44m)

Staircase to first floor landing. Fireplace. Double radiator. uPVC double glazed window to front aspect with Georgian bar.

Kitchen/Diner 14' 7" x 10' 2" (4.44m x 3.10m)

Fitted with a range of gloss grey wall mounted and base units with worksurfaces over. Single bowl stainless steel sink and drainer unit with central mixer tap and tiling to splashback. uPVC double glazed windows to rear and side aspect. Space for freestanding cooker. Space for upright fridge/freezer, space for washing machine. Wall mounted Glo.Worm Combi boiler. Under stair storage cupboard. Vinyl floor covering. Double radiator.

Conservatory 14' 2" x 9' 3" (4.31m x 2.82m)

Vinyl floor covering. Electric wall heater and part glazed door to rear garden.

First Floor Landing

uPVC double glazed window to side aspect. Airing cupboard. Loft hatch.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

White suite of panelled bath with mains rainfall style shower over and separate handheld attachment. Low level W.C. Vinyl floor covering. Pedestal wash hand basin. Obscure uPVC double glazed window to rear aspect. Tiled walls. Radiator.

Bedroom 1 12' 0" x 8' 4" (3.65m x 2.54m)

uPVC double glazed window to front aspect with Georgian bar. Radiator.

Bedroom 2 8' 1" x 12' 0" (2.46m x 3.65m)

uPVC double glazed window to rear aspect. Radiator.

Bedroom 3 8' 4" x 5' 9" (2.54m x 1.75m)

uPVC double glazed window to front aspect with Georgian bar. Radiator.

Rear Garden

Laid to a mixture of lawn and stone chippings with planted borders and railway sleepers. Enclosed by panelled fencing. Cold water tap. Gate to driveway.

Outside

Tandem length driveway with side gate to rear garden.

Tenure

Freehold.



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

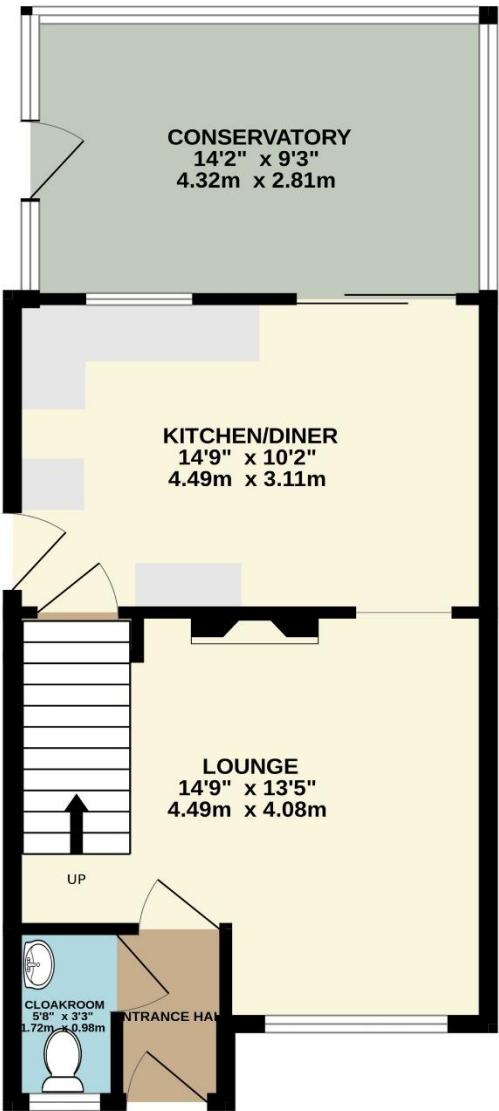
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

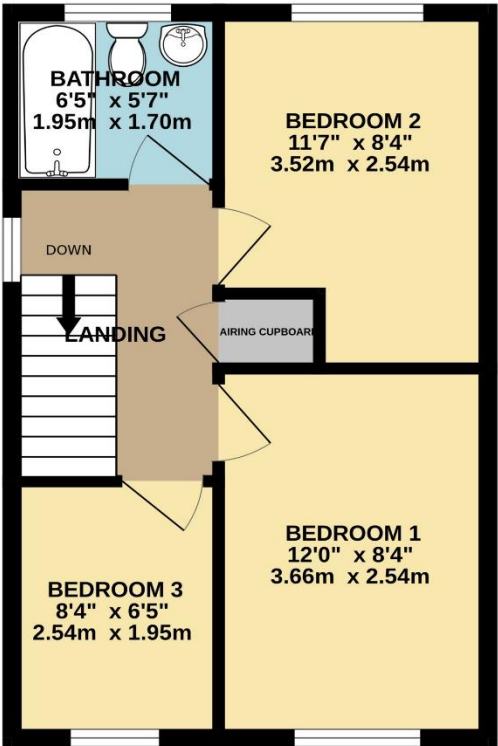
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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