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Worle

£259,950

- * 2/3 Bedroom Terrace House
- * 17' Living Room
- * 16' x 8' Garden Studio
- * L-shaped Kitchen/B'Fast
- * Garage Directly Behind
- * Enclosed Gardens



114 High Street, Worle, BS22 6HD

7 Kingswear, Tamar Road, Worle, W-s-M, BS22 6LF

Description

A rare opportunity to acquire a 2/3 bedroom terrace property, set back from the road in a very 'child & pet friendly' setting, benefitting from usable enclosed gardens to both front and rear aspects, the rear featuring a 16' x 8' timber studio which in turn has direct access to a single garage immediately behind the house. Naturally, the garden studio could suit a variety of uses including hobbies or home working. The 3rd bedroom is located on the ground floor and could be used as a study, complemented with 2 further double bedrooms to the first floor. The bathroom is of excellent proportion and includes both bath and separate shower facility. The living room measures over 17' in length and the kitchen/breakfast room is L-shaped maximum dimensions being 14'6" x 13'. There is a lovely feel to this family home, a super all round package hence internal viewing is recommended.

The energy rating for this property is 'C'.

Freehold tenure, council tax band is 'B'.

Accommodation

Entrance

Gated access to pathway and to an obscure double glazed front entrance door, opening to

Entrance Hall

Stairs to first floor, laminate flooring. Radiator. Access to the living room and downstairs bedroom 3/study.

Living Room 17' 7" x 10' 6" (5.36m x 3.20m) maximum.

A dual aspect reception room with double glazed windows to front and rear. Laminate flooring, 2 radiators, coved ceiling. Access to kitchen.

Kitchen/Breakfast Room 14' 6" x 13' 0" (4.42m x 3.96m) reducing to 8'8". Fitted Shaker style wall and base units with complementing work surfaces and breakfast bar, inset 1 and 1/2 bowl sink unit with mixer tap over. Integrated oven and microwave, plus AEG hob with stylish cooker hood over. Space for washing machine and American style fridge/freezer. Useful under stairs storage cupboard. Radiator. Concealed gas fired boiler. Double glazed window to rear aspect, plus door to

Rear Porch

Double glazed windows and door to rear garden.

Downstairs Bedroom 3/Study 8' 9" x 8' 0" (2.66m x 2.44m) A flexible room with radiator, laminate flooring, coved ceiling. Double glazed window to front aspect.

First Floor Landing

Access to loft space, radiator. Double glazed window to rear aspect.

Bedroom 1 15' 0" x 8' 9" (4.57m x 2.66m)

Radiator. Double glazed window to rear aspect.

Bedroom 2 10' 8" x 10' 3" (3.25m x 3.12m)

Radiator. Double glazed window to front aspect.

Bathroom 10' 7" reducing to 7' x 7' 0" (3.22m x 2.13m)

L-shaped room including both freestanding bath and separate corner shower enclosure with mains shower. Vanity unit/wash hand basin with storage below, WC. Heated towel rail. Painted timber panelling to walls. High level double glazed window to rear aspect.



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.

Outside

Enclosed front garden, laid to lawn and plum slate with stepping stone pathway. The rear garden is also enclosed and has gated rear access. Areas laid to wooden decking, patio and grass, plus outside tap and garden shed. A particular feature is a circa 16' x 8' timber garden studio/timber shed, with power and lighting, plus door and 2 windows to front affording natural light. There is then direct access via a personal door into the rear of a single garage, measuring 15'10" x 8'2" approximately, with power and light, plus up and over door for car access.



Setting



Plot



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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