

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Locking Castle*

*£339,950*

- \* Detached Home
- \* 3 Good Size Bedrooms
- \* 18' Kitchen/Diner
- \* Utility & Cloakroom
- \* Garage & Driveway
- \* Large Plot



114 High Street, Worle, BS22 6HD

### Description

This detached home sitting on a corner plot boasts 3 good size bedrooms with ensuite to the Master. 18' modern Kitchen/Diner with separate Utility. Garage and Driveway and a larger than average rear garden. Situated close to local amenities, shops, schools and Worle Train Station.

### Accommodation

#### Entrance Hall

uPVC double glazed front entrance door. Radiator, coved ceiling, door to lounge and Kitchen. Staircase to first floor accommodation.

#### Cloakroom

Pedestal wash hand basin with central mixer tap and tiled to splashback. Vinyl floor covering. Obscure uPVC double glazed window to side aspect. Radiator. W.C.

#### Lounge 13' 0" x 11' 9" into Bay (3.96m x 3.58m)

Coved ceiling. Radiator. uPVC double glazed Bay window to front aspect.

#### Kitchen/Diner 18' 8" x 9' 7" (5.69m x 2.92m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces. Tiled to splashback. One and a half bowl stainless sink and drainer unit with central mixer tap. Built in electric oven and 4 ring gas hob, with cooker hood over. Space for upright Fridge/Freezer. Double glazed window and sliding patio door to rear aspect. Coved ceiling. Radiator. Understairs store cupboard. Opening through to

#### Utility Room 5' 7" x 6' 0" (1.70m x 1.83m)

Fitted with a range of wall mounted and base unit with roll edge worksurface. Tiled to splash back. Space for washing machine. Space for dishwasher. Tiber framed double glazed door to rear garden.

#### First Floor Landing

Double glazed window to side aspect. Shelved airing cupboard. Loft hatch. Doors to all upstairs rooms. Radiator. Coved ceiling.

#### Bedroom 1 10' 8" x 10' 8" (3.25m x 3.25m)

uPVC double glazed window to front aspect. Built in wardrobe. Radiator. Coved ceiling. Door to

#### En-suite

Comprising corner shower enclosure with mains shower over. W.C. Vanity wash hand basin with storage under. Panelled walls. Obscure uPVC double glazed window to front aspect. Radiator. Vinyl Flooring.

#### Bedroom 2 9' 7" x 8' 0" (2.92m x 2.44m)

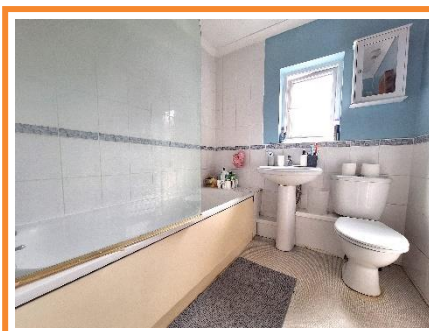
Double glazed window to rear aspect. Coved ceiling. Radiator.

#### Bedroom 3 7' 8" x 7' 8" (2.34m x 2.34m)

Double glazed window to rear aspect. Coved ceiling. Radiator.

#### Family Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

Comprising a white suite of panelled bath with Triton electric shower over and glass shower screen. Part tiled walls. Pedestal wash hand basin with central mixer tap. W.C. Ladder style radiator. Obscure uPVC double glazed window to side aspect.



### Rear Garden

A large corner plot, mainly laid to lawn and flowers. Side gate giving access to driveway. Door to garage. Area of patio. Raised borders. Enclosed by panelled fencing. Cold water tap.

### Garage 18' 0" x 8' 9" (5.48m x 2.66m)

With up and over door, power and light. External door to rear garden. Viessmann Combination boiler.

### Front Garden

The front garden is laid to law, flower border and mature shrubs. With driveway leading to garage and pathway to front door.

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.

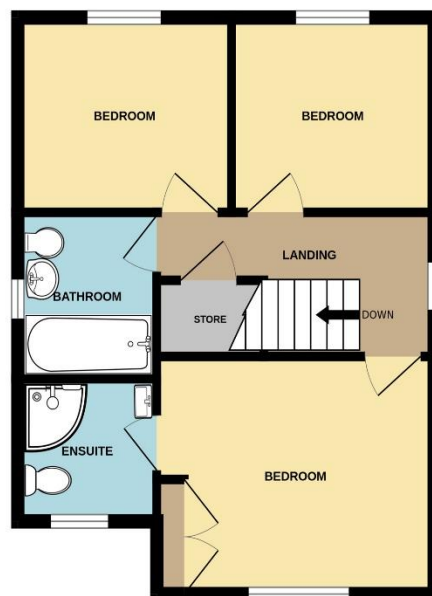
Council Tax - D

### 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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