

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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.....a fresh approach with over 50 years experience



Worle/Kewstoke Border £450,000

- \* Split Level Detached Home
- \* 16' Lounge
- \* 4 Bedrooms
- \* GF Lounge/Kitchenette
- \* Bathroom & Shower Room
- \* Garage & 2 Cellar Rooms



114 High Street, Worle, BS22 6HD

### Description

A lovely setting on the border of Worle and Kewstoke and therefore within reach of a good choice of amenities including shops and schools as well as a number of rural walks and the beach at Sand Bay. This split level Detached property offers flexible living space which currently provides accommodation for the sellers relative by way of a lounge/kitchenette, shower room and bedroom on the ground floor. In addition there are 3 further bedrooms, bathroom, kitchen/diner and 16' lounge. There is ample parking at the front plus garage and 2 cellar rooms at the rear.

### Accommodation

#### Entrance Hall

Radiator. Laminate floor. Understairs cupboard. Coved ceiling. Staircase to first floor accommodation.

#### Lounge/Kitchenette 16' 0" x 6' 5" (4.87m x 1.95m)

Radiator. Laminate floor. Double glazed window to front. Kitchen area has floor and wall units with roll edge work surfaces. Inset single drainer stainless steel sink unit. Electric oven and hob with cooker hood over.

#### Bedroom 3 10' 8" x 9' 3" (3.25m x 2.82m)

Radiator. Coved ceiling. Double glazed window to front.

#### Shower Room

Tiled double shower enclosure with electric shower over. Pedestal wash hand basin and low level W.C. Extractor fan. Radiator. Built in storage cupboard.

#### First Floor Landing

Radiator. Access to loft space.

#### Lounge 16' 1" x 12' 3" (4.90m x 3.73m)

Fireplace with pebble effect electric fire. Radiator. TV point. Coved ceiling. uPVC double glazed window to front.

#### Kitchen/Breakfast Room 12' 10" x 9' 11" widening to 12' 11" (3.91m x 3.02m to 3.93m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splash backs. Single drainer 1 1/2 bowl stainless steel inset sink unit. Built-in electric double oven and gas hob with cooker hood over. Integrated dishwasher and washing machine. Tiled floor. Down lighting. Coved ceiling. Radiator. Double glazed window to rear. Door to rear garden.

#### Bedroom 1 14' 3" x 10' 8" (4.34m x 3.25m)

Plus built-in wardrobe. Radiator. Coved ceiling. Double glazed window to front. Step up to

#### En-suite W.C 3' 2" x 4' 2" (0.96m x 1.27m)

Low level W.C. Space saving wash hand basin. Vinyl floor covering. Obscure uPVC double glazed window to front aspect. Coved ceiling.

#### Bedroom 2 12' 10" x 9' 3" (3.91m x 2.82m)

plus wardrobe/linen cupboard. Radiator. Coved ceiling. Double glazed window to rear.

#### Bedroom 4 9' 6" x 6' 9" (2.89m x 2.06m)

Radiator. Double glazed window to rear. Coved ceiling. Built in wardrobe and over bed storage.



## Bathroom

White suite of p-shaped panelled bath with electric shower over. Pedestal wash hand basin. Low level WC. Fully tiled. Heated towel rail. Extractor. Vinyl floor covering. Down lighting. Obscure double glazed window to rear.

## Outside

The property is slightly elevated and set back from the road. A 5-bar gate opens onto the driveway providing parking and a turning bay. There is an area of enclosed lawn with a pillar fence with rope, together with a raised border adjacent to the driveway leading to the Garage 16' x 9' (4.87m x 2.74m) with an electric up and over door, light and power. Steps at the side of the property give access to a CELLAR split into 2 sections and measuring 9' 2" x 7' 2" (2.79m x 2.18m) and 10' x 9' 2" (3.05m x 2.79m). Combination boiler. At the top of the steps, and at the rear of the property, there is an area of patio with the added benefit of a fully insulated 'Garden Room' with aluminium bifold door with inset blinds. Downlighting, laminate flooring, fitted with a countertop/desk. Storage cupboard. Power, lighting and under floor heating.

## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

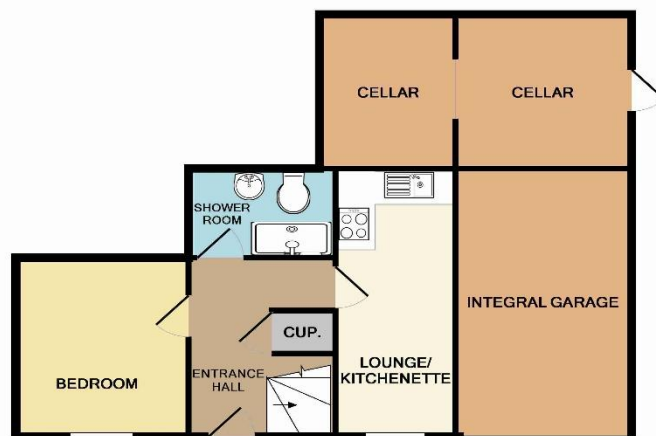
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

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 House – D

Council Tax Annexe/Ground floor - A



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		