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Weston Village

OIEO £280,000

- * 4/5 Bed 3 Storey Town House
- * Southerly Facing Rear Garden
- * Wrap Around Kitchen/Diner
- * Garage & Parking
- * Extra Piece of Land
- * Cloakroom & En-suite



114 High Street, Worle, BS22 6HD

Description

Extremely flexible 4/5 bedroom, 3 storey town house in a lovely position tucked away from the road and fronting onto established green space. This popular design features a study on the ground floor, which could be used as a downstairs 5th bedroom, if required, and many will appreciate the 'wrap around' kitchen/dining room, ideal for the family. The popular combination of a downstairs WC and en-suite shower room to bedroom 1 are present here also. In addition to an enclosed rear garden which enjoys a southerly aspect, there is an extra piece of land adjacent to the garage allocated to this property, providing potential additional parking and leading to an enclosed area, ideal for storage, currently housing a garden shed. Naturally there is parking in front of the garage and the seller has laid the front garden to stone chippings and parks a vehicle on here also. A lovely size family home, with some unique selling points, situated on the westerly fringes of Weston Village beneficial to commuters.

Tenure: Freehold, council tax band is 'D'.

Accommodation

Entrance

Front entrance door with double glazed insets, opening to

Entrance Hall

Staircase to first floor, radiator. Door to

Downstairs Cloakroom

Wash hand basin with cupboard below, low level WC, extractor fan, radiator.

Study/Bedroom 5 9' 2" x 6' 2" (2.79m x 1.88m)

Radiator, telephone point, double glazed window to front aspect.

Dining Area 10' 4" x 9' 5" (3.15m x 2.87m) plus under stairs cupboard. Radiator, access through to

Kitchen 13' 10" x 8' 4" (4.21m x 2.54m)

Fitted wall and base units with work surfaces and inset sink unit, mixer tap over and tiling to splash backs. Fitted double oven and 4 ring gas hob with cooker hood over. Space for washing machine and dishwasher. Space for table and chairs. Radiator, double glazed window to rear and doors to rear garden.

First Floor Landing

Built-in cupboard, radiator, staircase to second floor.

Lounge 14' 0" x 11' 3" (4.26m x 3.43m) reducing to 8'9".

L-shaped room with 2 double glazed windows enjoying views to a green area opposite. TV and telephone points, Radiator.

Bedroom 1 12' 0" up to wardrobe fronts x 9' 5" (3.65m x 2.87m) Fitted wardrobes to one wall. Telephone point, radiator, 2 double glazed windows to rear aspect. Door to

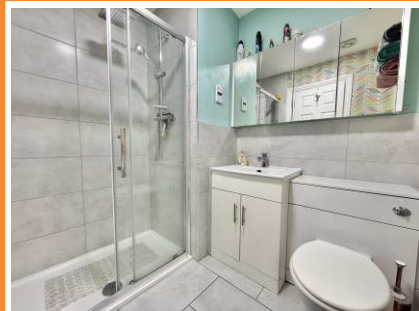
En-suite

Double width shower cubicle with mains shower, wash hand basin with cupboard below, low level WC. Radiator.

Second Floor Landing

Access to loft space, airing cupboard housing the hot water tank.

Bedroom 2 14' 0" x 9' 1" (4.26m x 2.77m) maximum including double wardrobe and dressing table. 2 radiators and 2 double glazed windows to rear aspect.



Bedroom 3 11' 2" x 6' 7" (3.40m x 2.01m)

Radiator, double glazed window with views to green area to front.

Bedroom 4 8' 2" x 7' 1" (2.49m x 2.16m)

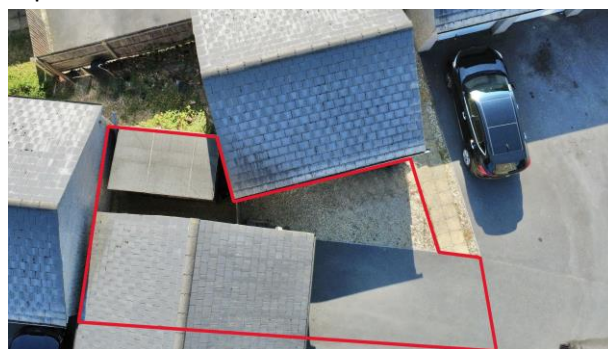
Radiator, double glazed window with views to green area to front.

Family Bathroom 6' 9" x 6' 1" (2.06m x 1.85m)

White suite comprising panelled bath with mains shower over and side screen, wash hand basin with cupboard below and low level WC. Heated towel rail, extractor fan. Tiled floor.

Setting**Outside**

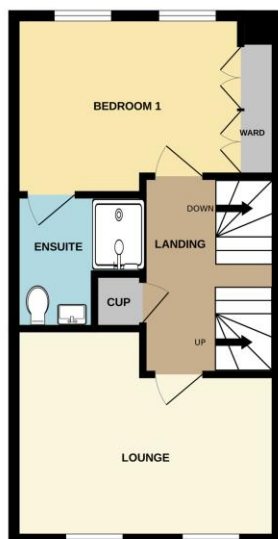
The front garden has been laid to stone chippings and the sellers uses this to park a car. A larger than standard is off-set to the side of the house accessed via a roller door. The garage measures 18' x 9' approximately and benefits from loft storage facility and parking in front. As mentioned an 'extra' strip of land belongs to this home and an area adjacent to the drive has been used for parking another car. Gated access into an enclosed section, adjacent to the garage currently housing a garden shed, ideal for storage. The rear garden is enclosed and laid to patio and gravel for reduced maintenance, enjoying the benefits of a southerly facing aspect.



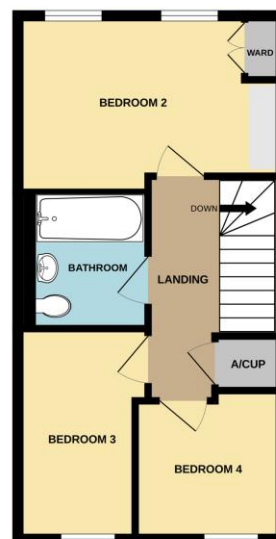
GROUND FLOOR



1ST FLOOR



2ND 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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