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Selbourne Road

£425,000

- * *Extended 1930's Semi*
- * *22' x 20' Kitchen/Family Room*
- * *South Westerly Rear Garden*
- * *3 Bedrooms*
- * *Downstairs WC*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

Description

Classic 1930's semi's are always popular with many and even more so when they are situated in one of the most favoured addresses in the 'Uphill ward' of Weston-s-Mare, within reach of Weston Cricket Club and Golf Course. The beautifully presented gas centrally heated accommodation, has been extended to the rear, producing a 22' x 20' kitchen/dining/family room, a flexible 'hub' of the house ideal for entertaining and family gatherings. There are '2' wood burning stoves, one of which can be found in the separate 15' lounge with bay window. An 8' wide hallway creates a spacious initial welcome and in addition to two double bedrooms, even bedroom 3 measures a decent 9'5" x 8'. An L-shaped bathroom includes bath and separate shower facility. An established and private south westerly facing rear garden also incorporates a useful outbuilding, ideal for those who wish to work from home, or perhaps a hobby space, man cave or small studio. A lovely all round package, hence, early viewing is strongly advised.

Accommodation

Entrance Porch

Double glazed front entrance door leading to further door with coloured glass insets and leaded side panels, opening to

Entrance Hall 12' 9" maximum x 8' 0" (3.88m x 2.44m)

A lovely size hallway and pleasant initial welcome to the accommodation. The measurement includes the stairs rising to the first floor accommodation, plus there is a useful walk in storage cupboard. Further under stairs storage. Wooden flooring, radiator, picture rail. Feature coloured glass porthole style window to side.

Lounge 15' 0" max into bay x 11' 10" (4.57m x 3.60m)

Feature fireplace incorporating a wood burning stove, set on slab hearth with wooden beam over. Smooth ceiling with coving. Picture rail, radiator, double glazed bow bay window to front aspect.

Kitchen/Dining/Family Room 22' 0" x 20' 2" (6.70m x 6.14m)

An extended and impressive family space incorporating sitting and dining facility, ideal for entertaining. Lovely Oak flooring plus there is a second wood burning stove, providing a focal point and character. A sloping ceiling with smooth finish and inset 'velux' windows (with blinds) provide a faulted effect and plenty of natural light. The kitchen includes shaker style wall and base units with 'bamboo' work surfaces/breakfast bar, inset 1 and 1/2 bowl sink unit, mixer tap over and tiling to splash backs. Integrated 'Neff' double oven plus 4 ring gas hob. Space for washing machine, tumble dryer and upright fridge/freezer. Wall mounted Worcester gas fired boiler. Feature vertical radiator. Dual aspect room with double glazed windows, plus double doors to the rear garden.

Downstairs WC

Low level WC and corner wash hand basin with tiling to splash backs. Obscure double glazed window.

First Floor Landing

Smooth ceiling finish, picture rail, leaded coloured glass window to side aspect.

Bedroom 1 15' 5" into bay x 11' 10" (4.70m x 3.60m)

Smooth ceiling finish, picture rail, radiator, double glazed bow bay window to front aspect.

Bedroom 2 12' 7" x 12' 0" (3.83m x 3.65m) into recess.

Smooth ceiling finish, picture rail, dado rail, radiator. Double glazed window to rear aspect.



Bedroom 3 9' 5" x 8' 0" (2.87m x 2.44m) Smooth ceiling finish, picture rail, dado rail, radiator. Double glazed window to front aspect.

Bathroom 8' 8" x 8' 0" (2.64m x 2.44m) maximum, L-shaped room. White suite comprising a 'claw & ball' foot bath with tiling to splash backs, pedestal wash hand basin and low level WC. Additional shower cubicle with mains shower. Radiator, smooth ceiling finish, window to side plus double glazed window to rear aspect.

Outside

Gravel driveway providing off road parking facility, leading to a further concrete hard standing to the side of the house. Attractive front garden, laid to lawn, complemented with flowers, shrubs and established tree. Gated side access into the private rear garden, which enjoys a south westerly facing aspect. The rear garden is a lovely blend of 'shaped' lawn, patio and pathway. An array of flowers and shrubs provide height and colour, complemented with a mature tree. Outside tap. Garden shed. Stepping stones lead to

Outbuilding 8' 2" x 8' 1" (2.49m x 2.46m) A useful and flexible outbuilding of course useful for storage but perhaps better used as an office or hobby room, garden room or little studio. Power and light connected, plus dual aspect windows and wash hand basin.

Tenure

Freehold, council tax band is 'C'.

Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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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