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Yatton High St

OIEO £325,000

- * Older Style Terrace House
- * 23' Open Plan Lounge
- * 3 Bedrooms
- * Enclosed Plot
- * 22' Kitchen/Dining Room
- * Parking & Gardens



114 High Street, Worle, BS22 6HD

Description

Rare opportunity to acquire an older style 3 bedroom terrace home, ideal for Yatton High Street shops and amenities, occupied by the present owner since 1998. Although a wide range of amenities are on the doorstep the plot is fully enclosed with gated access to the front aspect, opening to a lovely wide driveway/forecourt providing ample off road parking facility. There is a stylish open plan flavour to the ground floor accommodation featuring a 23' south westerly lounge and circa 23' kitchen/dining area. The main bedroom measures 14' wide and enjoys a pleasant outlook across to the Methodist Church and Masonic Village Hall. The property has been beautifully maintained by the present owner and benefits from gas central heating and double glazing. Internal viewing highly recommended.

Accommodation

Entrance

Gated access to enclosed driveway, front entrance door with glazed inset, opening to

Lounge 23' 4" x 9' 6" (7.11m x 2.89m)

maximum including stairs to first floor, with recess beneath. A stylish open plan south westerly facing reception room featuring a coal effect gas fired with tiled surround, hearth and mantle over. Smooth ceiling finish with coving, telephone point. Double glazed window to front aspect. Access through to

Kitchen/Dining Room 22' 9" x 8' 10" (6.93m x 2.69m) maximum. Partially divided into two sections divided by attractive low level brick walling. Shaker style wall and base units, roll edge work surfaces, sink unit with mixer tap and Metro style tiled splash backs.

Space for cooker washing machine, dishwasher and upright fridge/freezer. Space for table and chairs. Radiator. Door to rear garden plus double glazed window to rear and double doors to rear garden.

First Floor Landing

Built-in airing cupboard housing the Worcester gas fired boiler.

Bedroom 1 14' 0" x 9' 8" (4.26m x 2.94m) A south westerly facing bedroom with double glazed windows enjoying a pleasant outlook to Yatton Masonic Village Hall and adjacent Methodist Church. Smooth ceiling finish with coving.

Bedroom 2 9' 9" x 8' 10" (2.97m x 2.69m) minimum measurement up to wardrobes fitted to one wall. Radiator, double glazed window to rear aspect.

Bedroom 3 8' 5" x 8' 0" (2.56m x 2.44m) maximum including box over stairs. A south westerly facing bedroom with double glazed windows enjoying a pleasant outlook to Yatton Masonic Village Hall and adjacent Methodist Church. Smooth ceiling finish with coving.

Bathroom 10' 2" x 5' 0" (3.10m x 1.52m) Good size bathroom with step up to the bath with mixer shower. Pedestal wash hand basin and WC. Radiator, smooth ceiling finish, extractor fan. 2 double glazed windows.



Outside

Enclosed frontage with gated access to a good size driveway/forecourt providing off road parking facility. Patio and area laid to gravel, garden shed. for storage. The rear garden is enclosed and principally laid to grass and L-shaped wooden decking for seating.



Outlook to Front

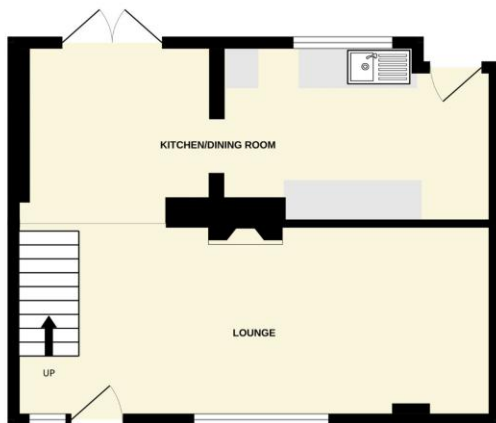


Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'tbc'.

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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