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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



St Georges

£299,950

- * Well Presented
- * 3 Storey Town House
- * Downstairs Cloakroom
- * Garage & Parking
- * 3 Double Bedrooms
- * L-Shaped Kitchen/Diner



114 High Street, Worle, BS22 6HD

Description

There is a lovely feel to this well presented 3 storey town house situated in a no through road in popular St Georges. For those seeking a home with 3 good size bedrooms, the smallest bedroom here measures 12'9" x 8'5" meaning that all 3 bedrooms can be considered as 'doubles'. The master bedroom suite is a particular feature, measuring 15' x 11'7" plus a dressing area with built-in wardrobes, further complemented with an en-suite shower room. Many, will also appreciate a layout with separate hall and stairs, a separate lounge, downstairs cloakroom and 15' L-shaped kitchen/diner. A low maintenance rear garden has gated access to the rear to garage and parking.

Accommodation

Entrance

Steps up to the front entrance door, with canopy over and outside light.

Entrance Hall

Staircase rising to the first floor accommodation. Radiator, wood effect flooring, door to

Lounge 13' 10" x 11' 10" (4.21m x 3.60m)

Wood effect flooring. Built-in under stairs cupboard. Radiator, TV point, telephone point. Double glazed window to front aspect. Door to

Inner Lobby

Wood effect flooring. Door to

Downstairs Cloakroom

Wood effect flooring. Low level WC and corner wash hand basin with tiled splash backs. Extractor fan.

Kitchen/Dining Room 15' 3" x 8' 6" (4.64m x 2.59m) increasing to 12'7".

L-shaped room with fitted shaker style wall and base units, roll edge work surfaces with inset stainless steel single drainer sink unit, mixer tap over and upstand splash backs. Fitted oven and 4 ring gas hob with cooker hood over. Space for washing machine, dishwasher. Built in upright fridge/freezer. 2 radiators. Dual aspect double glazed windows to side and rear. Double doors to rear garden.

First Floor Landing 19' 3" x 6' 7" (5.86m x 2.01m)

maximum including stairs. Built-in airing cupboard. Staircase rising to the second floor. Dual aspect double glazed windows to front and side.

Bedroom 2 13' 9" x 8' 5" (4.19m x 2.56m)

Radiator, double glazed window to front aspect.

Bedroom 3 12' 9" x 8' 5" (3.88m x 2.56m)

Radiator, double glazed window to rear aspect.

Bathroom

Panelled bath, pedestal wash hand basin and low level WC. Radiator, partly tiled walls. Extractor fan, obscure double glazed window to rear aspect.

Second Floor Landing

Door to

Bedroom 1 15' 0" x 11' 7" (4.57m x 3.53m)

minimum plus additional recess/dressing area with 2 built-in mirrored wardrobes. Radiator, area of sloping ceiling and double glazed window to front. Access to loft. Low level doors to useful eaves storage. Velux window to rear. Door to



En-Suite 7' 3" x 7' 2" (2.21m x 2.18m)

Double width shower cubicle with mains shower, pedestal wash hand basin and low level WC. Extractor fan, radiator, shaver socket, door to eaves storage.

Tenure

Freehold.

Material information

We have been advised the following;

Gas- Mains

Electricity- Mains

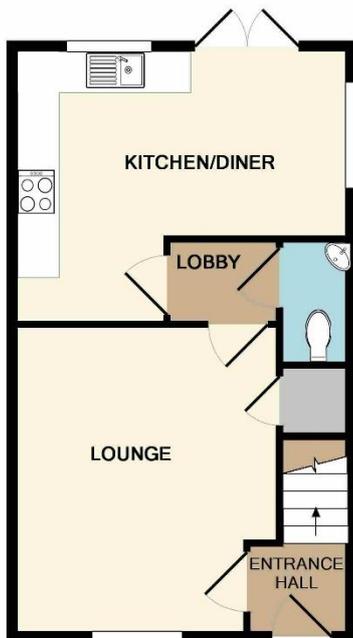
Water and Sewerage- Bristol and Wessex Water

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

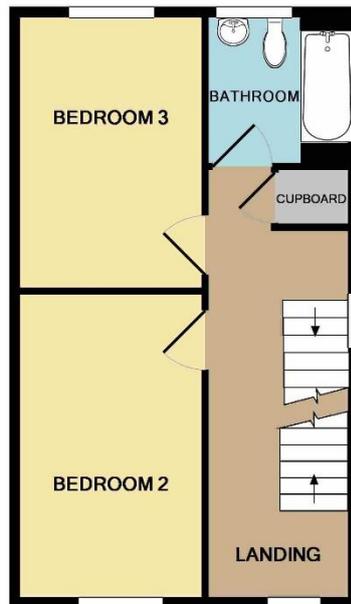
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

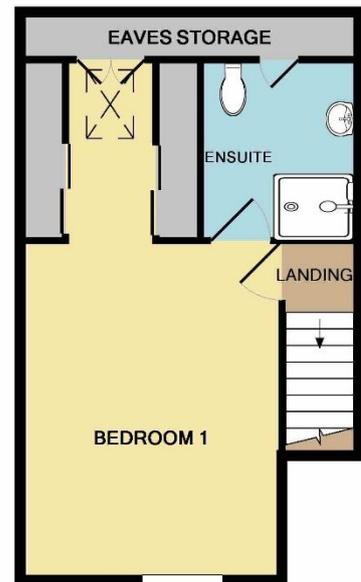
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

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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