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Harris & Lee

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Worle

£290,000

- * Semi Detached Bungalow
- * Close To Worle Highstreet
- * 2 Generous Bedrooms
- * Cul-De-Sac Location
- * Low Maintenance Gardens
- * Garage & Driveway



114 High Street, Worle, BS22 6HD

17 Orchard Close, Worle, Weston super Mare, Bs22 6LP

Description

Set within a peaceful cul-de-sac on the level, this two-bedroom semi-detached bungalow offers convenient single storey living. Situated just moments from Worle Highstreet, the property provides quick access to local shops, essential amenities and regular bus routes. The property boasts an impressive 16ft lounge/diner and two generous double bedrooms looking over the rear garden. To the rear of the property the private low maintenance garden is laid to stone chipping and patio with the benefit of a detached garage. The current vendor has found their onward purchase. Early viewing advised!

Accommodation

Entrance Porch

Enclosed uPVC double glazed front entrance porch with sliding door. Tiled flooring. Electric consumer unit. Gas and electric meter boxes.

Entrance Hall

uPVC double glazed entrance door. Doors to all rooms. Loft hatch. Radiator. Smooth ceiling finish.

Lounge/Diner 15' 6" x 11' 5" (4.72m x 3.48m)

uPVC double glazed window to front aspect. Radiator.

Kitchen 11' 0" x 7' 3" max (3.35m x 2.21m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces over and tiling to splashback. Single bowl stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washing machine, space for cooker. uPVC double glazed window to front aspect. uPVC double glazed door to side. Space for upright fridge/freezer. Tiled flooring.

Wetroom 7' 3" x 6' 10" (2.21m x 2.08m)

A newly fitted wet room featuring low level W.C. Pedestal wash hand basin, tiled walls. Mains shower with curtain surround. Obscure uPVC double glazed window to side aspect. Heated towel rail. Wall mounted heater. Smooth ceiling finish.

Bedroom 1 11' 5" x 16' 4" (3.48m x 4.97m)

Two uPVC double glazed windows to rear aspect, radiator. Triple Fitted wardrobe. Smooth ceiling finish.

Bedroom 2 13' 1" x 10' 6" (3.98m x 3.20m)

uPVC double glazed window to rear aspect. Smooth ceiling finish. Radiator.

uPVC double glazed window to rear aspect. Smooth ceiling finish. Radiator.

Outside

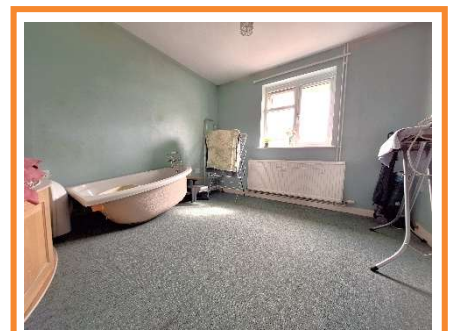
The rear garden is mainly laid to stone chipping with and area of patio and enclosed by panelled fence. Cold water tap. Detached garage measuring 8ft x 15ft with up and over door, power and light, side door and window to rear. Side gate gives access to the front garden, with is partially enclosed by fence and stone wall. Laid to stone chipping for easy maintenance. Driveway for off road parking.

Tenure

Freehold.

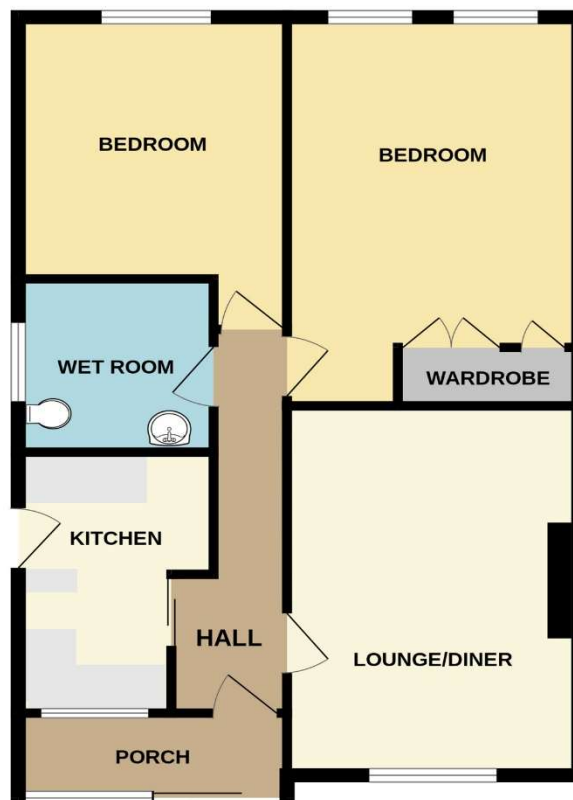
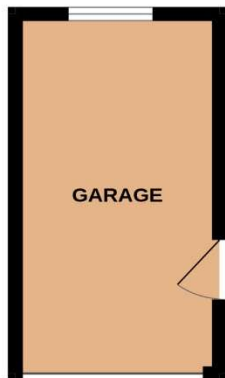
Council Tax - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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