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Worlebury Hill £367,500

* Four Bed Semi Detached
* 2 Reception Rooms
* Extended Home
* Modern Kitchen/Diner
* 22ft Living Room
* Sea Views

114 High Street, Worle, BS22 6HD

22 St Davids Close, Worlebury, Weston super mare, BS22 9SJ

Description
Situated on the sort after Worlebury Hill and enjoying sea views. This impressive four-bedroom semi-detached home offers spacious and modern living. The property features 22ft living room with log burner and Bay window to front, creating a warm and bright airy space for relaxing and entertaining, opening out on to the family room with bi-fold doors onto the rear garden. The property also boasts a modern kitchen with separate utility and cloakroom. A part converted garage, giving an additional space for a study/hobby room. If you are looking for space, this is the house for you. Worlebury Hill has a lot to offer, with Worlebury Golf Course and Worlebury Woods close by, along with access to costal and nature walks.

Accommodation

Entrance Porch 6' 9'' x 5' 1'' (2.06m x 1.55m)
Tiled floor. Composite front entrance door. uPVC double glazed windows to front. Steps up to

Entrance Hallway 7' 5'' x 7' 9'' (2.26m x 2.36m)
Timber glazed entrance door. Luxury vinyl tile flooring, radiator. Door to living room and dining room. Staircase rising to first floor accommodation. Under stair storage cupboards. Recess on stairway for additional storage. Velux window.

Living Room 11' 4'' x 22' 3'' (3.45m x 6.78m)
uPVC double glazed Bay window to front. Wooden flooring. Log burner. Radiator. Sliding door through to

Family Room 10' 1'' x 11' 2'' (3.07m x 3.40m)
Wooden flooring. Radiator. Skylight. Bi-folding doors giving access to the raised decking in the rear garden. uPVC double glazed window to side. Timber and glazed door through to

Kitchen 15' 0'' x 7' 8'' (4.57m x 2.34m)
Fitted with a modern range of navy-blue wall mounted and base units with composite worksurfaces over and tiled to splashback. single bowl sink and drainer unit with Central mixer tap, with boiling water feature. 5 Ring gas hob with cooker hood over. Integrated dishwasher. Built in Neff double oven and space for microwave. Dual aspect uPVC double glazed windows to rear garden and side. Breakfast bar. Luxury vinyl tile flooring. Opening through to

Dining Area 10' 3'' x 11' 9'' (3.12m x 3.58m)
With a range of matching navy kitchen units. Built in Fridge/ Freezer. Luxury vinyl tile flooring. Radiator. Door to

Utility Area 2' 4'' x 6' 0'' (0.71m x 1.83m)
Space and plumbing for washing machine with work surface over. uPVC window to side. Door to

W.C 5' 4'' x 2' 7'' (1.62m x 0.79m)
uPVC obscure double glazed window to side. W.C. Space saving sink.

First Floor Landing
Doors to all upstairs rooms. Loft hatch.

Bedroom 1 12' 1'' x 9' 1'' (3.68m x 2.77m)
uPVC double glazed window to front aspect. Radiator. Built in Wardrobe with sliding mirror door.

Bedroom 2 12’ 7” x 8’ 1” (3.83m x 2.46m)
uPVC double glazed window to side aspect, with views across the sea. Built in wardrobe. Sloping ceiling. Radiator.

Bedroom 3 6' 9'' x 11' 9'' (2.06m x 3.58m)
uPVC double glazed window to front aspect. Radiator.

Bedroom 4 11' 7'' x 6' 6'' (3.53m x 1.98m)
uPVC double glazed window to rear aspect with sea views. Radiator.

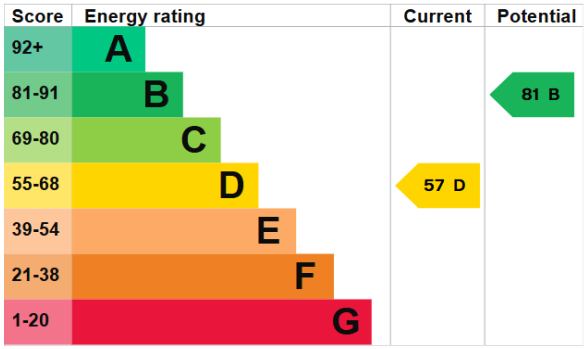
Family Bathroom 13' 5'' x 5' 5'' (4.09m x 1.65m)
Comprising white suite of panelled bath with rainfall style mains shower over and handheld attachment. Glass shower screen. Tiled walls. W.C. Bidet. Rectangular sink. Two Obscure uPVC double glazed windows to rear aspect. Radiator, extractor fan. Airing cupboard housing combi boiler for gas central heating and domestic hot water.

Converted Garage 8' 7'' x 8' 0'' (2.61m x 2.44m)
With additional storage space, light and power. Electric up and over door.

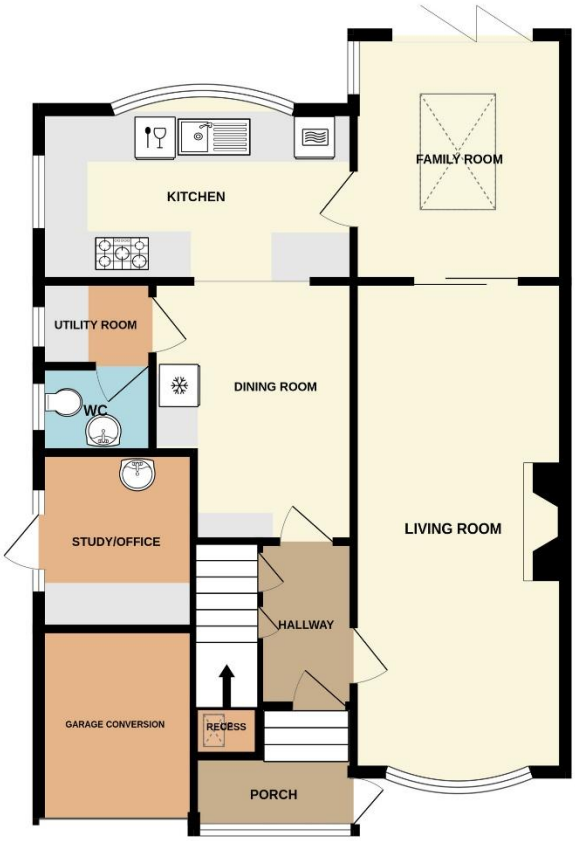
Study/Hobby Room 8' 7'' x 8' 0'' (2.61m x 2.44m)
uPVC double glazed door and windows to side aspect. Wash hand basin. Power and light. Worksurfaces fitted to side.

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.

Tenure
Freehold. Council tax band is ‘D’.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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