

**Harris & Lee**

Estate Agents

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# Harris & Lee

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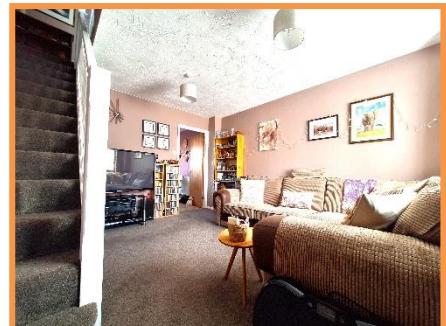
Helping you move with 100 years combined staff experience



**Pennycress**

**OIEO £240,000**

- \* 2 'Double' Bedrooms
- \* Off Road Parking
- \* Modern Shower Room
- \* Double Glazed Throughout
- \* Kitchen/Diner
- \* Level Location



**114 High Street, Worle, BS22 6HD**

## Description

Tucked away off the main road, this Semi Detached home sits on a level location. Close to commuter links and shops. Lovingly maintained by the current owner, the property boasts 2 double bedrooms, modern shower room and Kitchen, and Off Road parking for 2 vehicles. A Perfect First Time Buy.

## Accommodation

### Entrance

uPVC double glazed door to

### Entrance Porch

Fusebox. Door to

### Lounge 13' 3" x 12' 2" (4.04m x 3.71m)

uPVC double glazed window to front aspect. Staircase to first floor accommodation. Radiator. Door to

### Kitchen/Diner 12' 1" x 9' 5" (3.68m x 2.87m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled to splash back. Single bowl sink with central mixer tap. Space for washing machine. Built in electric oven, built in microwave. Integrated Dishwasher, cupboard housing boiler. 4 Ring electric hob with cooker hood over. Vinyl floor covering. Radiator. uPVC double glazed window to rear garden. uPVC double glazed door to rear garden.

### First Floor Landing

Doors to all rooms. Access to loft space.

### Bedroom 1 9' 7" x 9' 8" (2.92m x 2.94m)

Built in wardrobe with sliding mirrored door. Airing cupboard housing lagged water tank. uPVC double glazed window to front aspect. Radiator.



### Bedroom 2 12' 2" x 6' 6" (3.71m x 1.98m)

uPVC double glazed window to rear aspect. Radiator.

### Shower Room 6' 5" x 5' 6" (1.95m x 1.68m)

A modern suite of fully tiled shower enclosure with Mira electric shower over. Vanity wash hand basin with storage under. W.C. Extractor fan. Ladder style radiator. Laminate flooring.

## Outside

The front of the property is approached by a block paved driveway. With off road parking for 2 vehicles. The front garden is laid to lawn with a pathway to the front door. Side gate gives access to the rear garden.

## Rear Garden

Enclosed by panelled fencing. Large area of patio, perfect for dining. Large shed. Outside tap. Outside lighting. The main area or garden is laid to lawn.

## 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.

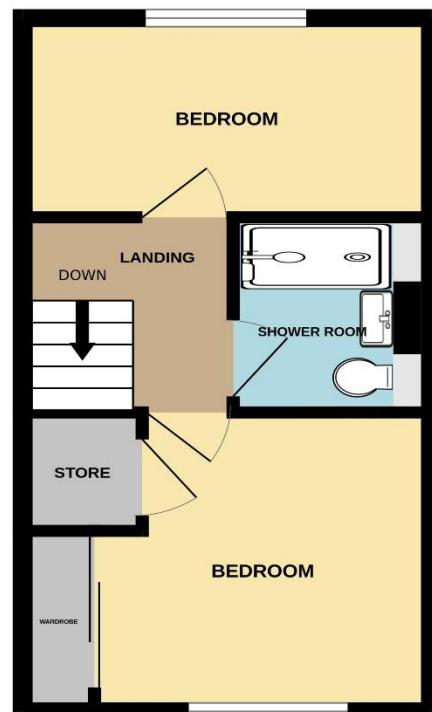
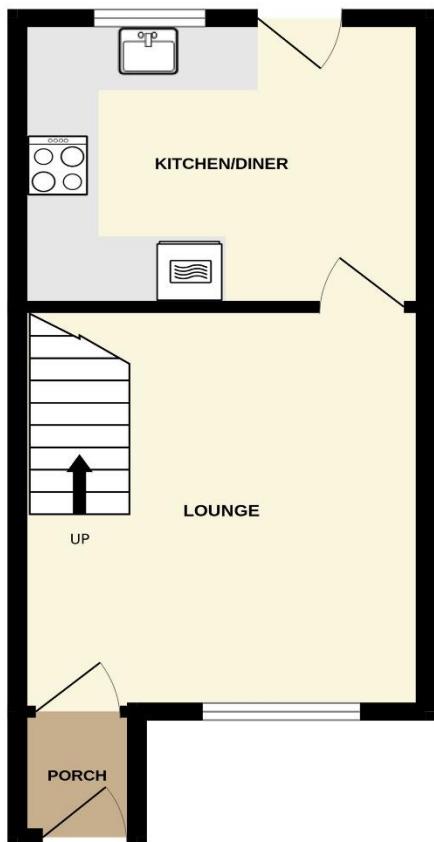
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

## Council Tax - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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 guidance purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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