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Southend Road

OIEO £300,000

- * *Older Style Semi*
- * *2 Receptions*
- * *3 Double Bedrooms*
- * *18' Kitchen/B'Fast Room*
- * *Good Size Rear Garden*
- * *Loft Room*



114 High Street, Worle, BS22 6HD

8 Southend Road, Weston-s-Mare, BS23 4JZ

Description

Characterful older style semi featuring an 18'10" kitchen/breakfast room in addition to 2 separate receptions and 3 'double' bedrooms. Naturally, this provides a great deal of flexibility and the separate dining room could be used as a downstairs 4th bedroom, home office or hobby room perhaps. The main bedroom has access to a small sheltered and enclosed balcony, plus a large walk-in cupboard could be adapted to an ensuite, if desired. Many will appreciate that the bathroom incorporates both bath and separate shower facility and that the rear garden is well established, private, of a very good size boasting an array of colour and mature shrubs and trees. Furthermore, there are stairs from the first floor leading into a useful loft room. A superb size home and garden for this price category, occupying a level position close to local shops, Clarence Park and sea front.

Accommodation

Entrance

Glazed front entrance door to lobby with tiled floor, dado rail and further glazed door to

Entrance Hall

Stairs to first floor, feature exposed wooden floor boards. Dado rail, under stairs cupboard.

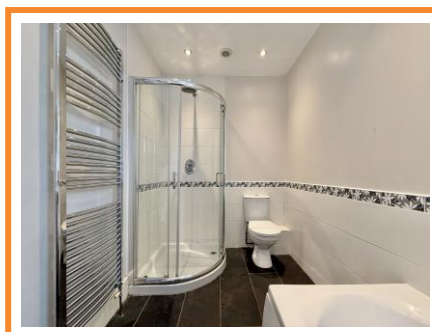


Lounge 12' 1" x 11' 3" (3.68m x 3.43m) plus double glazed bay window to front aspect. Feature brick fireplace with hearth and wooden mantle over. Radiator. Coved cornice ceiling.



Dining Room 12' 10" x 9' 8" (3.91m x 2.94m) maximum. Feature exposed floor boards. Radiator, coved ceiling. Dual aspect double glazed windows to side and rear.

Kitchen/Breakfast Room 18' 10" x 10' 10" (5.74m x 3.30m) Fitted wall and base units with roll edge work surfaces, inset 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Space for Range style cooker with cooker hood over. Space for washing machine and slimline dishwasher. Space for table and chairs. Smooth ceiling finish with inset spot lights. Radiator. 2 double glazed windows to side aspect, plus double doors to rear garden.



First Floor Landing

Split level landing with door to stairs rising to the loft room.

Bedroom 1 12' 9" x 11' 8" (3.88m x 3.55m) plus double glazed bay window to front aspect. Door to walk-in cupboard, which could be adapted to an en-suite, measuring 8'8" x 3', with window. Cast iron fireplace. Radiator. Smooth ceiling finish. Door to a southerly facing balcony.



Bedroom 2 12' 9" x 9' 9" (3.88m x 2.97m) maximum. Coved ceiling, radiator, double glazed window to rear aspect.



Bedroom 3 11' 0" x 8' 1" (3.35m x 2.46m) plus door recess. Radiator, double glazed window to rear aspect.



Bathroom 10' 8" x 5' 9" (3.25m x 1.75m) Panelled bath with mixer shower, plus separate corner shower cubicle with mains shower, vanity unit/wash hand basin with cupboard below, WC. Tiling to floor and walls. Heated towel rail. Smooth ceiling finish with inset spot lights. Obscure double glazed window.



Loft Room 14' 6" x 8' 4" (4.42m x 2.54m) including stairs. Useful space with access to further loft storage facility.

Outside

Small enclosed front garden with mature shrub and gated access to pathway. The rear garden is a lovely size for this style of property, principally laid to patio and grass with mature shrubs and trees. A raised decking section incorporates a good size timber garden shed which could be adapted into a home office or hobby space, if required. There is also a patio area to the side of the house with gated side access to the front of the property.



Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'D'.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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