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Estate Agents

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# Harris & Lee

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*Falcon Crescent*

*O.I.E.O £274,000*

- \* *Semi Detached Bungalow*
- \* *2 Bedrooms*
- \* *Westerly Facing Rear Garden*
- \* *D/G Conservatory*
- \* *Integral Garage Access*
- \* *17'10" x 16' Living Rm*



*114 High Street, Worle, BS22 6HD*

# 59 Falcon Crescent, Worle, Weston-s-Mare, BS22 8SB

## Description

2 bedroom semi detached bungalow occupying a level position in South Worle featuring a westerly facing rear garden, double glazed conservatory and good size driveway leading to a garage which benefits from integral access from the bungalow. Lovely size 17'10" x 16' living room, plus re-styled kitchen and shower room.

## Accommodation

### Entrance Porch

Double glazed door and side windows. Further glazed door to

**Living Room** 17' 10" x 16' 0" (5.43m x 4.87m) including feature media wall. 2 contemporary style radiators. 2 wall light points. Double glazed windows to front aspect. Glazed double doors to

### Inner Hall

Built-in cupboard with double doors. Coved ceiling. Door providing integral access garage access.

**Kitchen** 11' 4" x 6' 7" (3.45m x 2.01m)

Re-styled with white gloss wall and base units, roll edge work surfaces, sink unit with mixer tap over. Integrated double oven and hob with cooker hood over. Integrated dishwasher and fridge. Patio doors through to

### Conservatory

Double glazed windows set on low level walling. Doors to side and rear.

**Bedroom 1** 14' 2" x 9' 10" (4.31m x 2.99m)

Radiator, access to loft space. Double glazed window to rear aspect.

**Bedroom 2** 11' 4" x 7' 5" (3.45m x 2.26m)

Radiator. Double glazed window to rear aspect.

### Shower Room

Shower enclosure, circular sink with drawer below, low level WC. Heated towel rail. Obscure double glazed window.

### Outside

Block paved driveway providing off road parking, plus the front garden has been laid to stone chippings to allow further of road parking opportunity. Electric roller door provides access into the integral garage measuring 16'5" x 8'4" approximately, power and lighting, plus gas fired boiler. The enclosed rear garden benefits from a westerly facing aspect, laid to patio and grass with shrub borders. Timber garden shed.

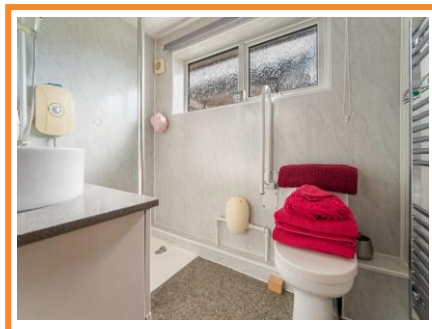
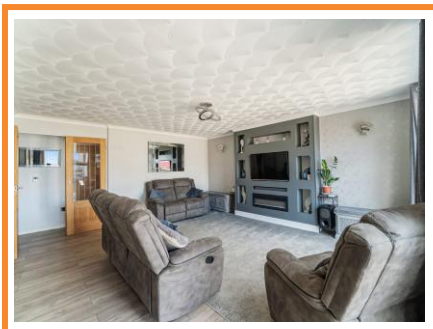
### Tenure

Freehold, council tax band is 'C'.

### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

**The energy rating for this property is 'C'.**



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  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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