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Oldmixon

OIEO £240,000

- * 3 Bedroom End Terrace House
- * Immaculate Throughout
- * Level Location
- * Modern Bathroom & Kitchen
- * Close To Hospital & Schools
- * Westerly Rear Garden



114 High Street, Worle, BS22 6HD

Description

An immaculately presented three-bedroom end terrace home within close proximity to Weston General Hospital. Having been well cared for by the current owner the property features a modern refitted kitchen and bathroom as well as spacious rooms including a generous 16'3 x 12' 5" lounge diner with double doors opening to the kitchen breakfast room. The West facing rear garden will benefit from mid-afternoon to evening sun making it the perfect place for relaxing or entertain during the summer months. This impressive family home is ideally positioned for access not only to the hospital but also local primary and secondary schools at Oldmixon Primary, and Broadoak respectively. An internal viewing is highly recommended.

Accommodation

Entrance Hall

Part glazed uPVC entrance door with obscure side screen. Staircase to first floor accommodation. Door to Lounge. Coved ceiling, eye level cupboard housing electrical consumer unit.

Lounge 12' 5" x 16' 3" (3.78m x 4.95m)

Double radiator. uPVC double glazed window to front aspect. Coved ceiling. Wall lighting. Part glazed double doors opening to

Kitchen 17' 8" x 12' 8" Max (5.38m x 3.86m)

Fitted with a range of white gloss wall mounted and base units with matching worksurfaces and upstands. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Tiled flooring. Four ring gas hob with glazed splash back and built in electric oven under. Space for American style fridge/freezer. Double radiator. Space and plumbing for dishwasher and washing machine. uPVC double glazed window to rear aspect. Obscure part glazed uPVC double glazed door to rear garden.

First Floor Landing

Doors to all upstairs rooms. Loft hatch giving access to part boarded loft space with ladder.

Bedroom 1 13' 5" x 9' 6" (4.09m x 2.89m)

uPVC double glazed window to front aspect. Double radiator. coved ceiling. Built in mirrored wardrobe with sliding doors with further over bed storage.

Bedroom 2 11' 0" x 9' 6" (3.35m x 2.89m)

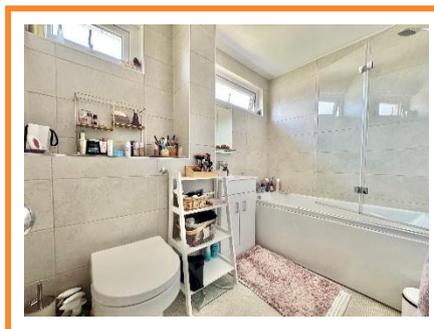
uPVC double glazed window to rear aspect, coved ceiling. Radiator. Dado rail.

Bedroom 3 9' 7" x 8' 0" (2.92m x 2.44m)

uPVC double glazed window to front aspect, coved ceiling. Storage utilising space over stair head.

Bathroom 7' 9" x 5' 9" (2.36m x 1.75m)

Modern suite of panelled bath with central mixer tap and electric Triton shower over. Square wash hand basin with vanity under. W.C. with concealed cistern. Obscure uPVC double glazed window to rear aspect. Downlighting, heated towel rail, Fully tiled walls.



Outside

To the front of the property the garden is enclosed by brick wall and mature hedgerow. With pathway leading to front door. The rear garden is enclosed by brick walls. Predominantly laid to lawn with planted borders and an area of patio with a pathway leading to a rear gate. Cold water tap and outside light.

EPC - TBC

Material Information

Tenure - Freehold

Council Tax Band - B

Gas - Mains

Electric - Mains

Water - Mains

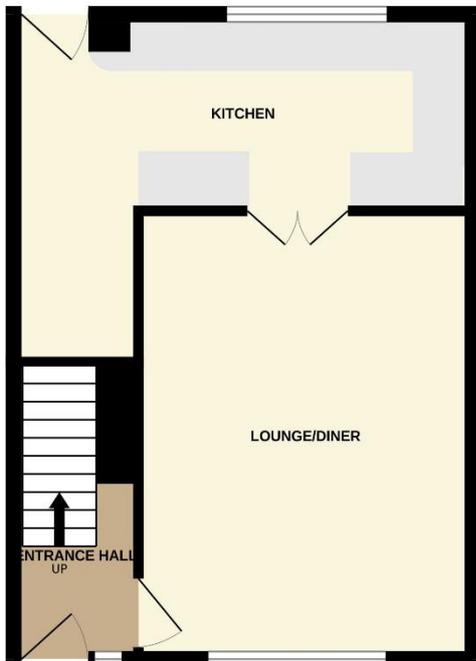
Drainage - Mains

Broadband - the Openreach Website indicates that Fibre to the Cabinet is currently available with download speeds up to 76mbps

Virgin Media is also available at this address

Flood Risk - The .GOV.UK flood risk checker indicates the risk of flooding from surface water, rivers of the sea is very low. The property sits outside of the alert area for flooding from groundwater or reservoirs.

GROUND FLOOR



1ST FLOOR



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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