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Estate Agents

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# Harris & Lee

Estate Agents

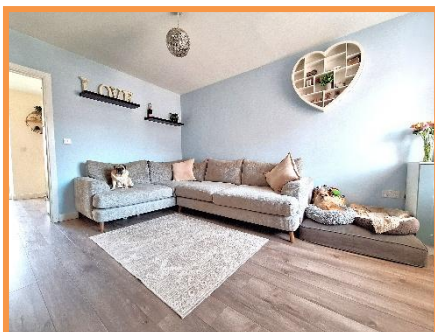
Helping you move with 100 years combined staff experience



*Haywood Village*

*£240,000*

- \* *Mid Terrace Home*
- \* *Two 'Double' Bedrooms*
- \* *14' Living Room*
- \* *Beautifully Presented*
- \* *Close To Local Park*
- \* *Two Parking Spaces*



*114 High Street, Worle, BS22 6HD*

## 4 Wayfarer Close, Haywood Village, Weston super Mare, BS24 8BL

### Description

Built in 2017 this two 'double' bedroom home has been occupied by the current owner since new and is beautifully presented throughout. Benefitting from a fully enclosed rear garden, ensuite to master and downstairs cloakroom, along with a bright and airy kitchen/diner and homely living room. All with the added bonus of off road parking for two vehicles. This home is close to local amenities, including shops, greenspaces, a pharmacy and schools.

### Accommodation

#### Entrance Hall

Front entrance door with obscure glass panel. Luxury vinyl tile flooring. staircase rising to first floor accommodation. Smooth ceiling finish and decorative panelled wall. Door through to Living room, door to downstairs cloakroom.

#### Cloak Room 4' 7" x 2' 11" (1.40m x 0.89m)

Vinyl floor covering, part tiled walls. Wash hand basin with central mixer tap. W.C. Radiator. Obscure uPVC double glazed window to front aspect. Electric fuse box. Extractor fan. Smooth ceiling finish.

#### Living Room 14' 8" x 10' 8" (4.47m x 3.25m)

uPVC double glazed window to front aspect. Radiator, smooth ceiling finish. Under stair storage cupboard. Luxury vinyl tile flooring. Opening to

#### Kitchen/Diner 13' 10" x 8' 6" (4.21m x 2.59m)

Fitted with a range of gloss white, wall and base units with roll edge worksurfaces over and matching upstands. Single bowl stainless steel sink and drainer unit. Space and plumbing for washing machine, space for dishwasher or tumble drier, space for upright fridge/freezer. Four ring gas hob with cooker hood over. Built in electric oven. Luxury vinyl tile flooring, radiator. uPVC double glazed window to rear aspect. uPVC double glazed French doors to rear garden. Smooth ceiling finish with spot lights.

#### First Floor Landing

Doors to all rooms. Smooth ceiling finish. Loft hatch. Decorative timber and metal balustrade. Airing cupboard with shelving.

#### Bedroom 2 13' 10" x 7' 0" (4.21m x 2.13m)

Luxury vinyl tile flooring. uPVC double glazed window to rear aspect. Radiator. Smooth ceiling finish.

#### Bathroom

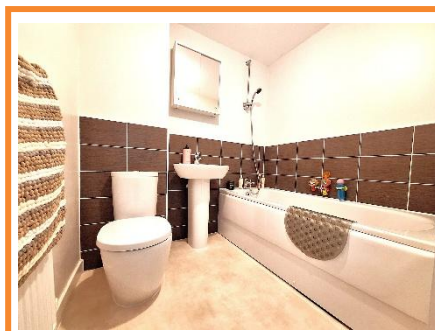
Comprising white suite of panelled bath with mains shower over and central mixer tap. W.C. Wash hand basin with central mixer tap. Part tiled walls. Extractor fan. Radiator. Vinyl floor covering. Smooth ceiling finish.

#### Bedroom 1 10' 9" x 9' 9" (3.27m x 2.97m)

Smooth ceiling finish, uPVC double glazed window to front aspect, radiator.

#### En-suite 5' 5" x 6' 4" approx. (1.65m x 1.93m)

Comprising fully tiled shower enclosure with mains shower. Vinyl floor covering. Extractor fan. Wash hand basin with central mixer tap and tiling to splashback. W.C. Obscure uPVC double glazed window to front aspect. Smooth ceiling finish.



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.

## Outside

The front of the property there is an area of white stone chippings. A block paved driveway offers off road parking for 2 vehicles. Pathway leads to front door and side gate giving access to the fully rear garden. the rear garden is mainly laid to artificial lawn and enclosed by panelled fencing. there is a large area of patio, perfect for alfresco dining.

## 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.

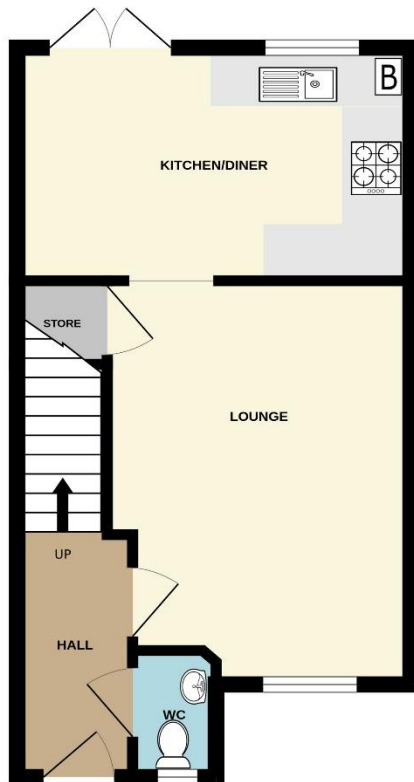
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

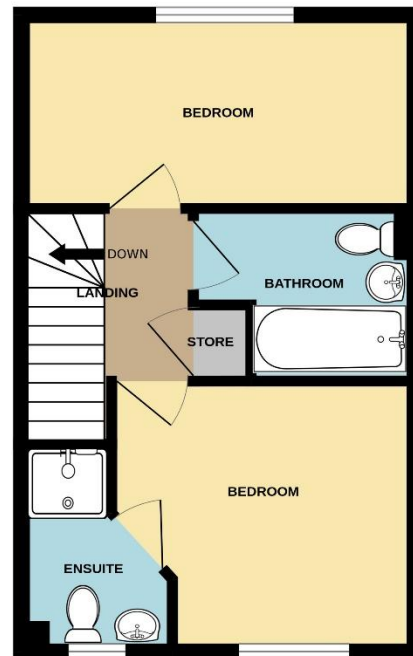
**Tenure** - Leasehold - 250 years from 2017, £150 Per Annum.

**Council Tax** - B.

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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