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North Worle

OIRO £325,000

- * 3 Bed Detached House
- * Cul-De-Sac Location
- * Southerly Rear Garden
- * Downstairs WC
- * Garage & Driveway
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

9 Daley Close, Worle, Weston-s-Mare, BS22 7QW

Description

There is 'no onward chain' with this 3 bedroom detached house, occupying a level cul-de-sac position in North Worle, meaning a wide range of local facilities are in close proximity, including Priory School and the Sainsbury's shopping complex. The double glazed and gas centrally heated accommodation includes a nice size separate hallway plus that all important downstairs WC, 3 decent size bedrooms, where even bedroom 3 measures 10' x 9' max. including built-in storage. Many will appreciate the benefits of an enclosed rear garden which enjoys a southerly facing aspect, plus adjacent driveway parking, leading to an attached garage.

Accommodation

Entrance

Double glazed front entrance door to entrance hall, with stairs to first floor, built-in cupboard under and radiator.

Downstairs WC 6' 6" x 2' 9" (1.98m x 0.84m)

WC and wash hand basin, radiator. Obscure double glazed window.

Lounge 12' 10" x 12' 2" (3.91m x 3.71m)

Coved ceiling. Radiator, double glazed window to front aspect. Archway through to

Dining Room 10' 7" x 9' 10" (3.22m x 2.99m) Radiator, double glazed window patio doors to rear garden.

Kitchen 10' 5" x 9' 10" (3.17m x 2.99m)

Shaker style wall and base units, roll edge work surfaces, inset sink unit with mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and fridge/freezer. Tiled floor, radiator. Gas fired boiler. Double glazed window to rear aspect plus door to side.

First Floor Landing 10' 0" x 6' 8" (3.05m x 2.03m)

Good size landing including stairs, plus built-in airing cupboard. Access to loft space. Double glazed window to side aspect.

Bedroom 1 12' 2" x 9' 10" (3.71m x 2.99m)

including fitted wardrobes along one wall. Radiator, double glazed window to front aspect.

Bedroom 2 10' 8" x 9' 10" (3.25m x 2.99m)

including fitted wardrobes along one wall, plus built-in shower enclosure with mains shower and tiling. Radiator, double glazed window to rear aspect.

Bedroom 3 10' 0" x 9' 0" (3.05m x 2.74m)

maximum including useful cupboard over the stairs. Radiator, double glazed window to front aspect.

Shower Room 7' 4" x 7' 0" (2.23m x 2.13m)

Shower area with curtain and rail, pedestal wash hand basin and WC. Partly tiled walls, radiator, extractor fan. Obscure double glazed window to rear aspect.

Outside

Front garden with established shrubs provide privacy to the front elevation. Adjacent driveway parking leading to the attached garage with up and over door. The rear garden enjoys a southerly facing aspect, laid to patio and grass with shrubs and apple tree. Outside tap. Gated side access.

Tenure

Freehold, council tax band is 'D'.

The energy rating for this property is 'D'.



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.

Southerly Rear Garden



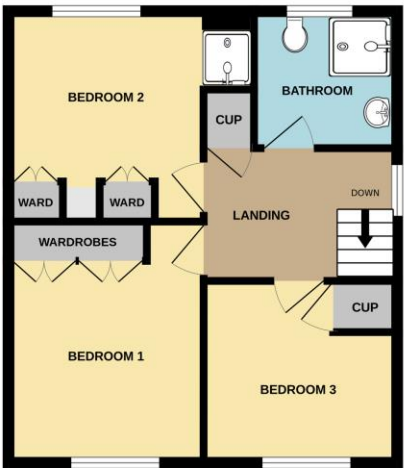
Setting/Tucked Away Position



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft (97.7 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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