

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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*Starcross Road*

*£210,000*

- \* Semi Detached Bungalow
- \* 2 Bedrooms
- \* 14' Conservatory
- \* 14' Utility/Side Porch
- \* Private Rear Garden
- \* NO ONWARD CHAIN



*114 High Street, Worle, BS22 6HD*

## 14 Starcross Road, Worle, Weston-s-Mare, BS22 6NY

### Description

NO ONWARD CHAIN with this 2 bedroom semi detached bungalow tucked away in the corner of a level cul-de-sac, in close proximity to the Sainsbury's shopping complex. A useful 14' side porch/utility room complements a 14' double glazed conservatory to the rear. Enclosed rear garden enjoying a high degree of privacy. Amenities in Worle High Street are available locally too.

### Accommodation

#### Entrance

Obscure double glazed side entrance door opening to

#### Entrance Hall

Radiator, laminate flooring, access to loft space.

#### Living Room 16' 7" x 9' 7" (5.05m x 2.92m)

Laminate flooring, radiator, door to kitchen, plus opening through to

#### Conservatory 14' 9" x 7' 10" (4.49m x 2.39m)

Double glazed windows to 3 sides. Laminate flooring, radiator. Patio doors to rear garden.

#### Kitchen 10' 8" x 7' 0" (3.25m x 2.13m)

Wall and base units, work surfaces with inset sink unit. Tiling to splash backs. Space for cooker and appliance. Dual aspect double glazed window to side and rear. Door to side to

#### Utility/Side Porch 14' 0" x 4' 6" (4.26m x 1.37m)

approx. A useful space with double glazed windows and doors to front and rear of property. Tiled floor. Work surface with cupboards below. Space for appliances. Radiator.

**Bedroom 1** 12' 5" max. into bay x 9' 0" (3.78m x 2.74m) plus built-in mirrored wardrobe to one wall. Radiator, double glazed bay window to front aspect.

#### Bedroom 2 10' 0" x 7' 10" (3.05m x 2.39m)

Radiator, double glazed window to front aspect.

#### Shower Room

Shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail, tiling to walls. Obscure double glazed window.

#### Outside

Low maintenance open plan front garden, adjacent drive/hard standing providing potential off road parking facility for 1 car. Gated access to the rear garden which is enclosed and enjoys a good degree of privacy. This is laid principally to patio with raised planters and 2 garden sheds.

#### Tenure

Freehold, council tax band is 'B'.

#### Other Material Information

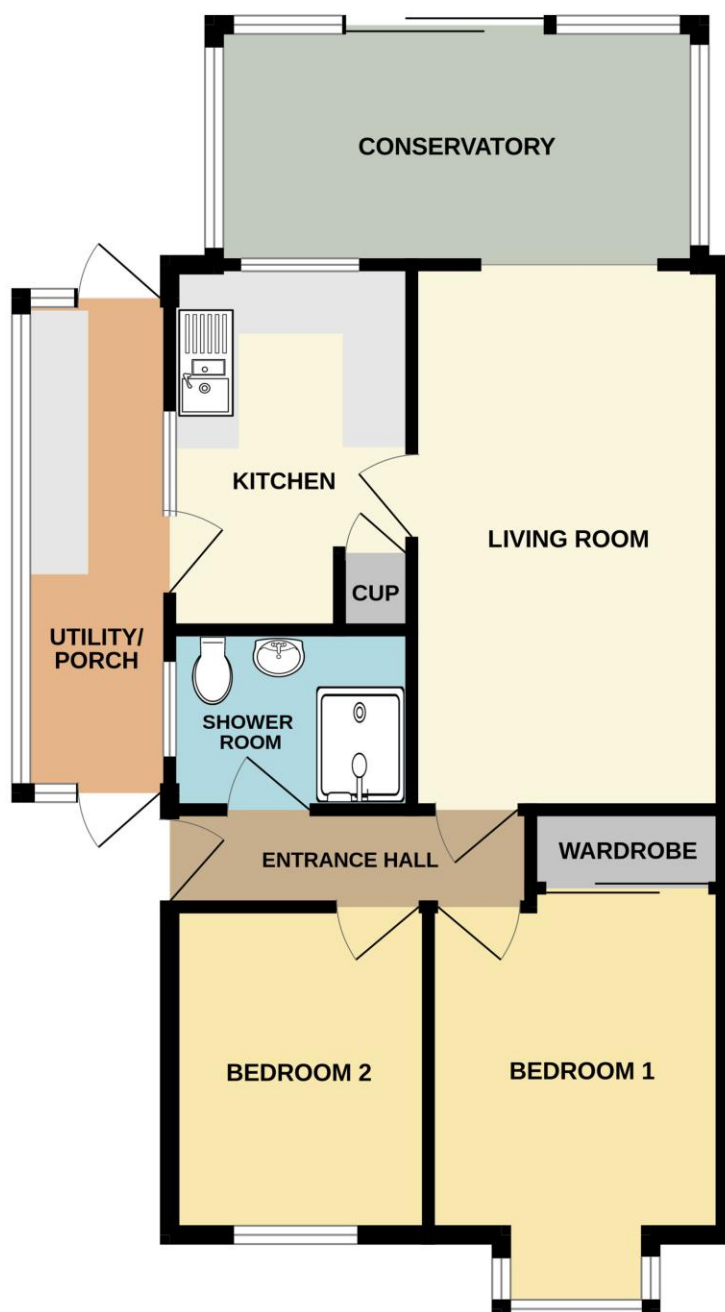
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Ultrafast due between now and Dec 2026.

**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.

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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