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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*West Wick*

*£310,000*

- \* *Three Bed Semi Detached Home*
- \* *Popular West Wick Location*
- \* *Master with En-Suite*
- \* *Traffic Free Frontage*
- \* *Garage & Double length Drive*
- \* *South Westerly Garden*



*114 High Street, Worle, BS22 6HD*

## Description

A well presented three bedroom semi-detached family home. Located in the popular area of West Wick providing easy access to the M5 and St Anne's Primary School. The property itself is tucked away and set back from the road offering a traffic free frontage. The South Westerly garden benefits from mid-afternoon to evening sun and also provides access to the garage and double length driveway. Internally the property boasts a 15'4 x 10'4 dual aspect lounge, kitchen diner and three bedrooms including an en suite to bedroom 1.

## Accommodation

### Entrance

The property fronts onto a rhyne and is accessed via a shared pathway leading to gated access to the front garden leading to a part glazed composite front door opening into,

### Entrance Hall

Doors to all ground floor rooms, stairs to first floor accommodation and under stair storage cupboard. Alarm control panel. Radiator.

### Lounge 15' 2" x 10' 4" (4.62m x 3.15m)

A bright dual aspect room with uPVC double glazed windows to the front and side aspect. Two radiators.

### Kitchen Diner 15' 1" x 8' 0" (4.59m x 2.44m)

Another bright dual aspect room with uPVC double glazed windows to front and side aspect. Fitted with a range of wall mounted and base units with work surfaces, matching up stands and tiling to splash backs, 1.5 bowl sink and drainer unit with central mixer tap. Space and plumbing for dishwasher and washing machine. Electric induction hob with cooker hood over and built in Fridge Freezer. Wall mounted Potterton combi boiler, vinyl flooring, down lighting and uPVC double glazed French door to garden.

### Cloakroom WC 5' 7" x 3' 1" (1.70m x 0.94m)

Fitted with a Low level WC and Wash hand basin. Radiator.

### First Floor Landing

Door to all bedrooms, plus useful storage cupboard and loft hatch.

### Bedroom 1 9' 1" x 9' 1" to Wardrobe (2.77m x 2.77m)

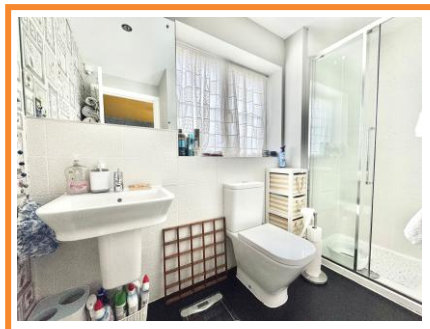
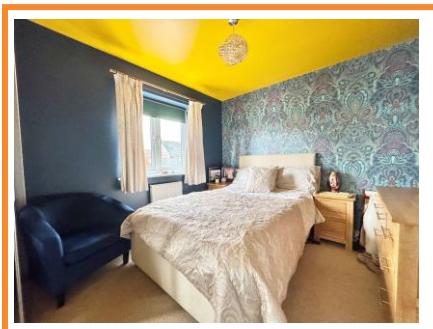
Radiator, uPVC double glazed window to side aspect, Built in double wardrobe with mirrored sliding doors. Door to

### En-suite

Obscured uPVC double glazed window to front aspect. Fully tiled shower enclosure with electric shower over. Heated towel rail, extractor, low level WC and wall mounted wash hand basin with central mixer tap over and shaver point. Vinyl floor covering

### Bedroom 2 10' 6" x 8' 1" MAX reducing to 6' 2" x 7' 2" (3.20m x 2.46m)

An L Shaped room, with uPVC double glazed window to front aspect, Radiator.



**Bedroom 3** 10' 4" x 6' 7" (3.15m x 2.01m)

uPVC double glazed window to side aspect. Radiator.

Tenure - Freehold

**Bathroom**

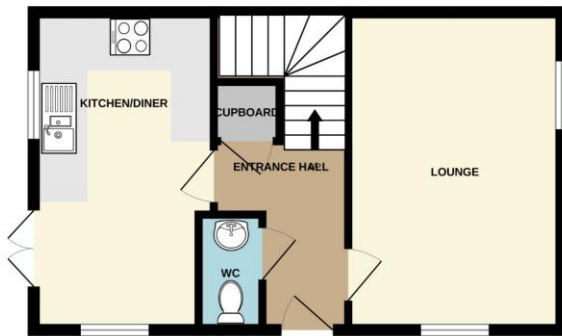
Fitted with a white suite comprising of panelled bath with central mixer tap over, half tiled walls with wall mounted wash hand basing and shaver point. Low level WC, extractor, heated towel rail and obscured uPVC double glazed window to front aspect.

**Garden**

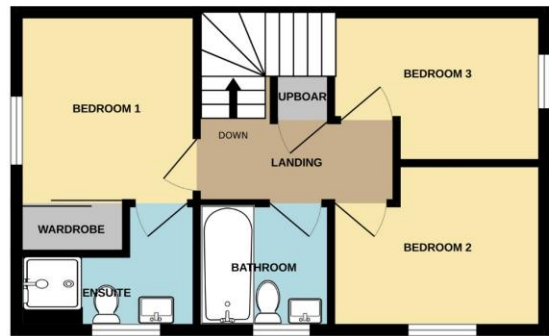
Positioned to the side of the property and benefitting from a South Westerly orientation the garden is predominantly designed with low maintenance in mind with areas of artificial lawn and raised planted borders with a variety of shrubs and bushes and a useful covered seating and storage area. There is also an area of patio with a footpath leading to the rear gate which provides access to the garage and double length parking. Cold water tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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