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# Harris & Lee

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*Worle Hillside*

*£375,000*

- \* *No Onward Chain*
- \* *Integral Garage & Driveway*
- \* *Three Bedroom Semi-Detached*
- \* *Close to High St & Schools*
- \* *Refitted Kitchen / Diner / Utility*
- \* *Immaculately Presented*



*114 High Street, Worle, BS22 6HD*

# 17 The Weind, Worle, Weston super Mare BS22 9BN

## Description

A superb three-bedroom semi-detached family home offered with NO ONWARD CHAIN. Immaculately presented by the current owner, this property needs to be viewed internally to appreciate the accommodation on offer. Featuring generous sized rooms throughout, including a 14' x 12' Lounge with wood burner, and 18' x 11' open plan kitchen dining area with further utility space. Upstairs is equally as spacious boasting a 13' x 12' Master Bedroom including fitted wardrobes and views towards the Mendip Hills & Crook Peak. The property also benefits from a huge loft space with potential to convert (subject to necessary consents.) In addition to all this there is a 'staple' cloakroom WC, Integral Garage and ample off-road parking. To the rear of the property the relatively maintenance free garden offers the potential to enhance and improve for those that are 'green fingered.' This really could be the complete package.

## Accommodation

### Entrance Porch

Double glazed uPVC lean to entrance porch, part glazed entrance door and further part glazed hardwood door into

### Entrance Hall

Radiator, Stairs to first floor accommodation, Under stair recess, and door to

### Lounge 14' 4" x 12' 0" (4.37m x 3.65m)

Coved ceiling, double radiator, uPVC double glazed window to front aspect. Solid Oak Wooden flooring. Feature corner fireplace with wood burner and tiled hearth.

### Kitchen 11' 3" x 10' 2" (3.43m x 3.10m)

Built with a range of white gloss 'J' handled base units with work surface over. 1.5 bowl sink and drainer unit with central mixer tap and tiling to splash backs. Free standing 4 ring gas cooker, built in fridge freezer, slim line dishwasher and microwave. Luxury Vinyl tile flooring. Breakfast bar incorporated into

### Dining Area 10' 4" x 8' 8" (3.15m x 2.64m)

Coved ceiling, hardwood flooring. uPVC double glazed window and door to rear aspect, opening into a 'Catio' providing access to the rear garden. Solid oak flooring.

### Utility Area 7' 6" x 5' 7" (2.28m x 1.70m)

Built with a range of white gloss 'J' Handle base units with work surface over, uPVC double glazed window to rear aspect and part glazed uPVC door to side. Personal door into garage. Luxury Vinyl tile flooring.

### Cloakroom WC 5' 3" x 3' 1" (1.60m x 0.94m)

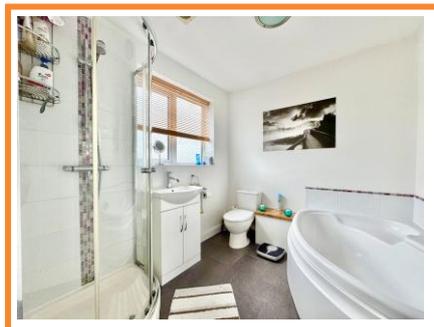
Space saving wash hand basin with tiling to splash back. Low level WC. Obscured uPVC double glazed window to side aspect.

### First Floor Landing

Doors to all rooms, uPVC double glazed window to side aspect. Pull down loft hatch with ladder providing access to the boarded loft space with light and storage space. The spacious loft is ideal for conversion subject to obtaining the necessary consents.

### Bedroom 1 13' 4" x 12' 1" (4.06m x 3.68m)

A superb size bedroom with a Southerly aspect and views towards the Mendip Hills and Crook Peak. Featuring fitted wardrobes, double radiator, a uPVC double glazed window to front.



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.

### Bedroom 2 11' 4" x 10' 9" (3.45m x 3.27m)

Coved ceiling, double radiator. Fitted wardrobes. uPVC double glazed window to rear aspect.

### Bedroom 3 8' 3" x 8' 0" (2.51m x 2.44m)

Double radiator, solid oak flooring and uPVC double glazed window to rear aspect.

### Bathroom

Fitted with a white suite of corner bath with tiling to splash backs, low level WC. Wash hand basing with central mixer tap and vanity under. Separate fully tiled corner shower enclosure with mains shower. Extractor, heated towel rail, vinyl floor covering and obscure uPVC double glazed window to side aspect.

### Garage 15' 3" x 8' 2" (4.64m x 2.49m)

The integral garage is accessible by a front up and over door, or personal door from the utility area and houses an 'Ideal, Logic+' combi boiler plus the gas and electricity meters and as such comes fitted with both light and power. There is also a range of base units and work surfaces ideal for storage and workshop area. Furthermore, there is space and plumbing for a Washing Machine and tumble drier.

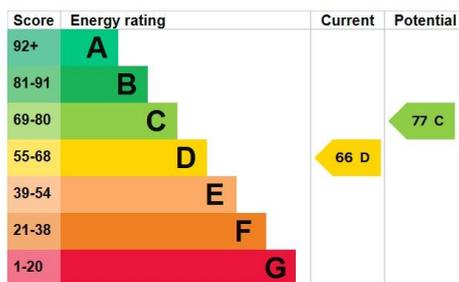
### Outside

The front of the property benefits from driveway parking and an area of lawn with a mature ornamental Magnolia tree. The rear garden is predominantly laid to lawn and is enclosed by newly fitted panelled fencing. There is an area of decking accessible from the dining area and a shed which is currently being utilised as a wood store. Low level picket fence and gate provide access from the front of the property. Additionally, there is a cold water tap to the side.

### Other Additional Information

- Tenure - Freehold
- EPC Rating - D
- Council Tax Band - D
- Water - Mains
- Electric - Mains
- Gas - Mains
- Drainage - Mains
- Broadband - The Openreach website suggests that full fibre broadband is available to order now with download speeds up to 1600mbps. Virgin Media - Is currently available at this address with speeds up to 1130mbps.

Flood Risk - .GOV.UK flood checker advises there is a very low risk of flooding from surface water, rivers or sea. The property is outside the groundwater flood alert area. The risk of flooding from reservoirs is also unlikely.



GROUND FLOOR

1ST FLOOR

