

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Southward*

*£379,950*

- \* *Four Bed Semi Detached*
- \* *Driveway & Garage*
- \* *Sought After Location*
- \* *Two Reception Rooms*
- \* *Good Sized Garden*
- \* *Conservatory*



*114 High Street, Worle, BS22 6HD*

# 11 Selbourne Road, Weston super Mare, BS23 4LU

## Description

A favoured South Ward address location is ideal for a family being within reach of local shops, bus service and Broadoak School together with sporting facilities such as Weston Cricket Club and Golf Club. With four good sized bedrooms and two reception rooms there is plenty of space for the family. This property benefits from a conservatory and a large rear garden.

## Accommodation

### Canopy porch

Double glazed door and leaded light window.

### Entrance Hall

Radiator, laminate flooring, under stairs cupboard. Staircase to first floor accommodation.

### Lounge 15' 5" x 12' 5" (4.70m x 3.78m)

Fireplace. Radiator. Double glazed Bay window to front aspect.

### Dining Room 12' 5" x 11' 5" (3.78m x 3.48m)

Fireplace with open hearth. Radiator. Small pane glazed double doors to

### Conservatory 14' 0" x 10' 2" (4.26m x 3.10m)

Double glazed sliding door to rear garden.

### Kitchen/Breakfast Room 15' 10" x 9' 5" (4.82m x 2.87m)

Fitted with a range of floor and wall mounted units with roll edge worksurface and tiling to splashbacks. Single drainer one and a half bowl stainless steel sink unit with central mixer taps inset. Space for dishwasher. Built-in electric double oven with gas hob. Downlighting, Integrated Fridge/Freezer. Extractor fan. Radiator. Two double glazed windows to side aspect. Single pane glazed door to

### Utility Room 6' 1" x 4' 4" (1.85m x 1.32m)

Radiator, Wall units. Space for washing machine. Wall mounted gas fired boiler providing domestic hot water and central heating. Window to side. Door to

### Cloakroom 5' 4" x 3' 2" (1.62m x 0.96m)

White suite, wash hand basin. Tiled splashbacks, low level W.C. Radiator. Obscure double glazed window to rear.

### First Floor Landing

Radiator. Access to boarded loft via fold away ladder, with light.

### Bedroom 1 13' 3" x 12' 5" (4.04m x 3.78m)

Including a range of built-in bedroom furniture to include wardrobes, display shelves, drawer units, dressing table and bedside cabinets. Radiator. Dual aspect with double glazed Box window to front and double glazed window to side.

### Bedroom 2 12' 5" x 10' 2" (3.78m x 3.10m)

Plus double wardrobe and shelved recess. Tiled shower enclosure with mains shower over. Radiator, double glazed window to rear.

### Bedroom 3 9' 2" x 7' 5" (2.79m x 2.26m)

Radiator. Double glazed window to rear.

### Bedroom 4 8' 0" x 6' 8" (2.44m x 2.03m)

Radiator. Velux window and ornate leadlight window to the 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.

**Bathroom** 8' 0" x 6' 1" (2.44m x 1.85m)

White suite of panelled bath, pedestal wash hand basin and low level W.C. Shower enclosure with shower panels and mains shower over. Tiling to splashbacks, electric ladder style radiator. Downlighting. Extractor fan. Two obscure double glazed windows to side.

**Garage** 20' 4" x 8' 3" (6.19m x 2.51m)

With up and over door, power and light. Door to garden.

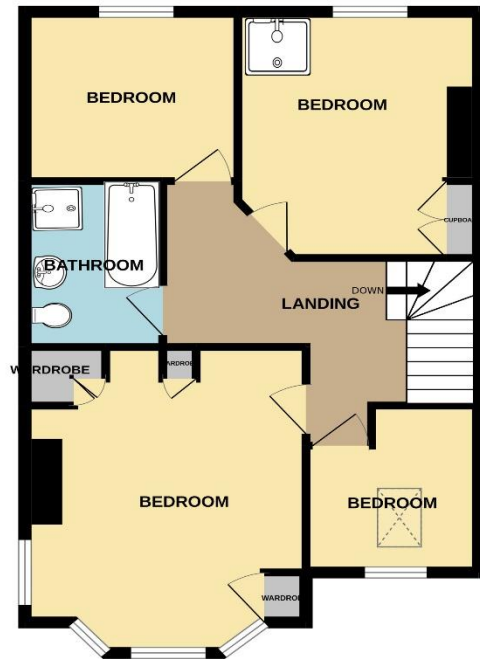
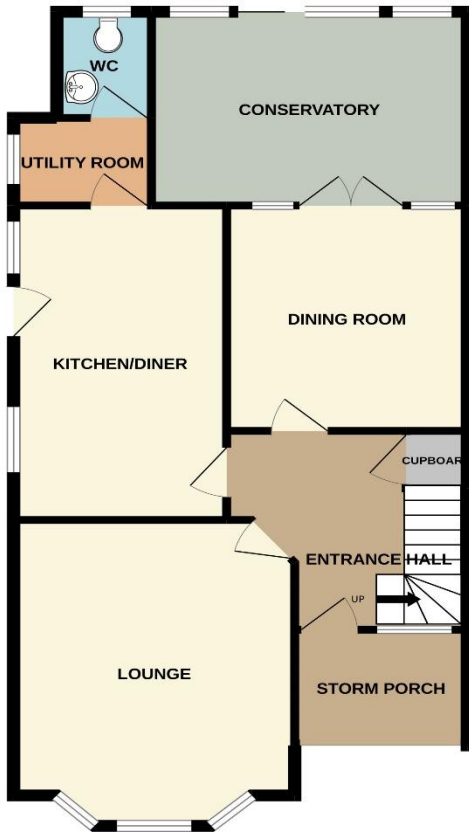
**Outside**

The front garden is enclosed by a low stone wall Consists of an area of lawn with shrub and mature borders leading to paved area with slightly raised decking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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