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Worle Hillside

£339,950

- * Detached Bungalow
- * 3 Bedrooms
- * Dressing Room & En-suite
- * Southerly Garden
- * Garage & Parking
- * G/C Heating & D/Glazing



114 High Street, Worle, BS22 6HD

1 The Weind, Worle, Weston-s-Mare, BS22 9BN

Description

An opportunity to acquire a detached bungalow, on the lower slopes of Worle Hillside, enjoying a corner position on the apex of The Weind and Church Road, established gardens on '3' sides providing plenty of privacy. All 3 bedrooms are of good proportion and could facilitate a 'double' bed, however, a particular feature being that bedroom 1 has a dressing room and en-suite shower room off. The kitchen is L-shaped and incorporates breakfast bar facility, plus the living room is L-shaped too, allowing for lounge and dining opportunity. The main area of garden enjoys a south easterly facing aspect and there is off road parking available in front of the garage belonging to this property. Naturally, amenities in Worle High Street are in close proximity.

Entrance

UPVC entrance door opens into entrance lobby, with further UPVC door with coloured glass insets, to

Entrance Hall

A generous 4'6" in width, incorporating '2' storage cupboards, one housing the hot water tank. Access to loft space. Radiator, coved ceiling.

L-shaped Lounge/Dining Room 17' 2" x 11' 5" (5.23m x 3.48m) plus 6'2" x 5'. A flexible dual aspect reception room with double glazed windows, smooth ceiling finish with coving, radiator.

Kitchen/Breakfast Room 12' 4" x 8' 2" (3.76m x 2.49m) increasing to 11'5". Another dual aspect L-shaped room with fitted wall and base units, work surfaces including breakfast bar area, inset sink unit with mixer tap over and 'metro' style tiled splash backs. Space for washing machine and cooker with extractor above. Integrated slimline dishwasher. Serving hatch to lounge/diner. Smooth ceiling finish with coving, radiator.

Bathroom 8' 4" x 5' 8" (2.54m x 1.73m) Comprising panelled bath with 'Mira' shower over, curtain and rail. Pedestal wash hand basin and low level WC. Heated towel rail. Coved ceiling. Partly tiled walls. Extractor fan. Obscure double glazed window.

Bedroom 1 12' 5" x 10' 10" (3.78m x 3.30m) A southerly facing bedroom with double glazed window overlooking the rear garden. Smooth ceiling finish and coving, radiator.

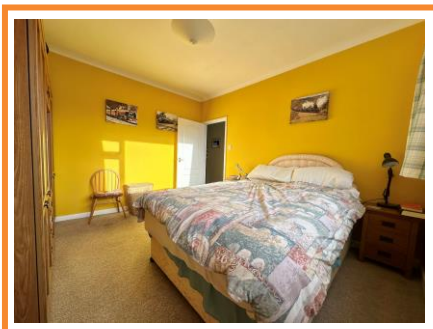
Dressing Room 6' 10" x 5' 8" (2.08m x 1.73m) A useful space which could also work as a nursery or study. Smooth ceiling finish and coving, radiator. Dual aspect double glazed windows. Access through to



En-suite 7' 0" x 5' 1" (2.13m x 1.55m) Shower cubicle with 'Mira' shower, low level WC and vanity unit/wash hand basin with cupboard below. Partly tiled walls, heated towel rail, extractor fan. Dual aspect double glazed windows.

Bedroom 2 13' 9" x 9' 0" (4.19m x 2.74m) plus built-in cupboard. A southerly facing bedroom with double glazed window overlooking the rear garden. Smooth ceiling finish and coving, radiator.

Bedroom 3 10' 8" x 6' 10" (3.25m x 2.08m) plus built-in cupboard. Smooth ceiling finish and coving, radiator. Double glazed window.



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.

Outside

The bungalow occupies a corner position with gardens to front and both side aspects. The front garden is accessed via a gate, leading to pathway, areas laid to stone chippings and patio stones, plus shrub borders and inset. Outside tap. There is an attractive courtyard style garden area to the more northerly elevation, laid to stone chippings for ease of maintenance, enclosed with railings and established shrub borders. The main garden enjoys a south easterly aspect and features patio and grass on two levels. Shrub borders plus raised ornamental pond and greenhouse. Outside tap. There is a useful timber workshop, measuring 11'6" x 8'10" approximately, with dual aspect windows, plus power and lighting. A personal door provides access into the garage, which measures 16' x 8' approximately and has an up and over door, power and lighting. Off road parking facility in front of the garage.



The energy rating for this property is 'D'.

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA - 933 sq.ft. (86.7 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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