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South Worle

£305,000

- * *Extended Detached Bungalow*
- * *Useful Utility*
- * *23' Lounge/Diner*
- * *Re-styled Kitchen*
- * *Re-styled Shower Room*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

5 Mallard Walk, Worle, Weston-super-Mare BS22 8RS

Description

There is 'no onward chain' with this 'extended' 2 bedroom detached bungalow occupying a level position, set back from the road, in South Worle. The rear extension allows the living space to grow to over 23' in length, plus there is a useful utility as well. Many will appreciate that the kitchen and shower room have both been recently re-styled with a contemporary finish, and that both bedrooms can facilitate a 'double' bed. There is a garage located in a block to the rear.

NB. The energy rating for this property is 'D'.

Accommodation

Entrance

Recessed side entrance with double glazed door to

Entrance Hall

Radiator with decorative screen. Access to loft space. Shelved cupboard. Airing cupboard with radiator.

Lounge/Diner 23' 1" x 10' 0" (7.03m x 3.05m)

Fireplace with coal effect electric fire, painted wood surround, plus tiled inset and hearth. Two radiators, one with decorative screen. Coved ceiling. Double glazed window to rear.

Kitchen 9' 2" x 7' 9" (2.79m x 2.36m)

Recently re-styled with fitted 'Shaker' style floor and wall mounted units with wooden work surfaces and upstand splashbacks. Single drainer inset stainless steel sink unit with mixer tap. Built-in electric oven and gas hob with cooker hood over. Integrated fridge/freezer and slimline dishwasher. Tiled floor. Smooth ceiling finish with inset spot lights. Double glazed window providing 'borrowed light' from the utility. Double glazed door to side.

Utility 9' 3" x 4' 8" (2.82m x 1.42m) Wall units and work surface. Radiator with decorative screen. Space for washing machine. Wall mounted gas fired 'combi' boiler providing central heating and domestic hot water. Tiled floor. Double glazed window to rear. Double glazed door to side.

Bedroom 1 14' 2" x 10' 1" (4.31m x 3.07m) including wardrobes and drawers to one wall. Radiator, coved ceiling, double glazed window to front.

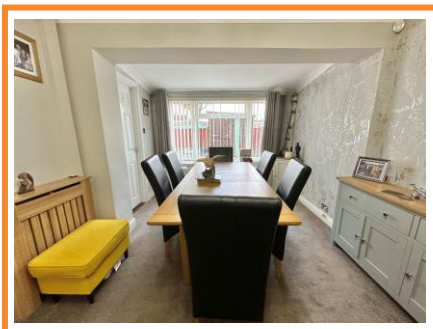
Bedroom 2 10' 11" x 9' 1" (3.32m x 2.77m) max. including fitted wardrobes to one wall. Radiator, coved ceiling, double glazed window to front.

Shower Room 7' 7" x 5' 6" (2.31m x 1.68m)

Recently re-styled with good size shower enclosure and mains shower, deluge and handheld attachments. Vanity unit/wash hand wash hand basin with cupboards below, and low level WC. Extractor fan. Radiator. 2 obscure double glazed windows to side.

Outside

The property is set back from the pedestrian walkway with the front garden laid to lawn with circular inset and paving. Foot path to the entrance door and side gate and pathway to the south easterly rear garden. This consists of a paved patio on two levels, plus artificial grass, for ease of maintenance. Cold water tap. Shed, measuring 8' 8" x 6' 4" externally with power. Rear gate and footpath to garage (grey up and over door to the right of the garage that has the door replaced by a window), accessed via a driveway from Falcon Crescent.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold. Council tax band is 'C'.

GROUND FLOOR

