

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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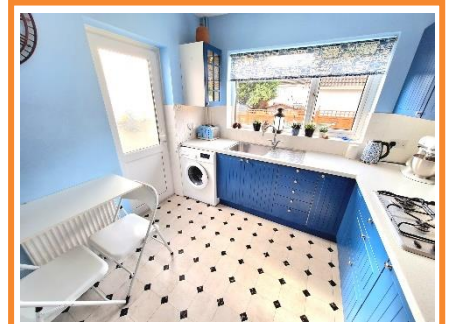
Helping you move with 100 years combined staff experience



Worle

OIEO £254,800

- \* Flexible Accommodation
- \* 2 Bedrooms
- \* 2 Reception Rooms
- \* Redecorated Throughout
- \* Westerly Rear Garden
- \* Garage & Driveway



114 High Street, Worle, BS22 6HD

## 8 Cherrywood Road, Worle, Weston super Mare, BS22 6QN

### Description

This beautifully presented and recently restyled property is in the heart of Worle and boasts a westerly facing rear garden with flexible accommodation. With 2 bedrooms and 2 reception rooms, family bathroom, garage to the side, which has been partitioned off to make for a useful utility area with extra storage space. Positioned close to shops, schools, bus stops and local amenities. This property simply must be viewed.

### Accommodation

#### Entrance

Steps up to a uPVC double glazed door with Obscure double glazed side panel.

#### Entrance Hall

Staircase to first floor accommodation. Under stairs cupboard housing the gas fired "Gloworm" boiler for domestic hot water and gas central heating. Access to fuse box. Dado rail. Telephone point. uPVC double glazed window to side aspect.

#### Kitchen 9' 10" x 8' 10" (2.99m x 2.69m)

Fitted with a range of wall and base units with roll edge worksurfaces and tiled to splashback. Single bowl stainless steel sink and drainer unit with central mixer tap. Built in Oven and microwave. 4 Ring gas hob with cooker hood over. Vinyl floor covering. Space for washing machine. Cupboard space for upright fridge/freezer. Smooth ceiling finish. Radiator. uPVC double glazed window to rear, uPVC double glazed door to

#### Side Lobby 3' 2" x 8' 8" (0.96m x 2.64m)

A useful undercover space giving access to the front of the property and the rear garden.

#### Lounge 11' 8" x 12' 4" (3.55m x 3.76m)

Coved ceiling, radiator. uPVC double glazed window to front aspect. Door to

#### Dining Room 8' 10" x 9' 8" (2.69m x 2.94m)

uPVC double glazed window to rear aspect, coved ceiling, serving hatch through to kitchen. Radiator.

#### First Floor Landing

uPVC double glazed window to side. Radiator, dado rail. Doors to all rooms, access to loft space.

#### Bedroom 1 13' 9" x 9' 4" (4.19m x 2.84m)

Smooth ceiling finish, Built in storage cupboard, radiator. uPVC double glazed window to front.

#### Bedroom 2 8' 7" x 8' 11" (2.61m x 2.72m)

Smooth ceiling finish, radiator. uPVC double glazed window to rear.

#### Bathroom 8' 8" x 5' 4" (2.64m x 1.62m)

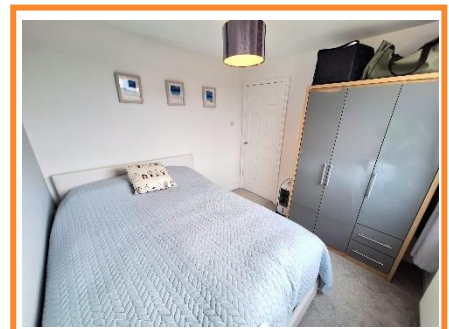
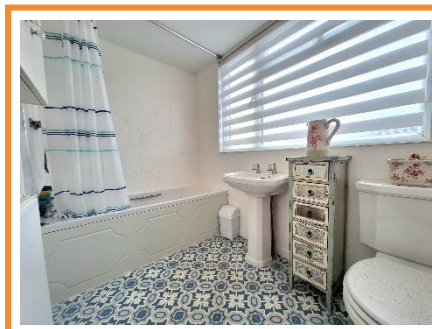
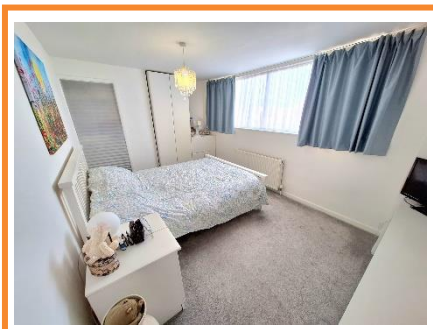
A Restyled room comprising panelled bath with taps and mains shower over. Shower curtain and rail. Pedestal wash hand basin. W.C. Radiator. Vinyl floor covering. Obscure uPVC double glazed window to rear.

#### Rear Garden

Enclosed by panelled fencing, this westerly facing garden is laid to lawn and patio. Cold water tap. Raised pond. Flower boarder. Access to

#### Garage 16' 10" x 9' 3" (5.13m x 2.82m)

A useful space, which the current owners have part converted into a utility/store room. With power and light and up and over door.



## Front Garden

Enclosed by brick wall and picket fence. The front garden is laid to lawn. Driveway to side. Steps up to the front entrance.

## Tenure

Freehold.

## Material Information

We have been advised the following; Gas- Mains  
Electricity- Mains Water and Sewerage- Bristol and Wessex Water  
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.  
Mobile Signal- 5G. Visiting the Ofcom checker.  
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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