

**Harris & Lee**  
Estate Agents

[www.harrisandlee.net](http://www.harrisandlee.net)

01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Sand Bay £450,000*

- \* Detached Bungalow
- \* 2/3 Bedrooms
- \* Re-Fitted Kit/Breakfast Room
- \* Ample Parking
- \* Stunning Gardens
- \* Workshop & Greenhouse



114 High Street, Worle, BS22 6HD

### Description

Situated on the level and within a short walk of the Sea Front and sandy beach which is an all year round dog walkers beach, flanked on one side by Weston Woods and the other by Sand Point. Weston town centre or Worle are both within reach and provide a wide range of amenities and the M5 junction at St Georges is approximately a 10 minute drive away. A well presented Detached Bungalow, much improved by the current sellers who have transformed the rear garden into a wonderful space to enjoy particularly for the keen gardener. The accommodation has a degree of flexibility with either 2 or 3 bedrooms depending on whether you prefer to have a separate dining room. The re-fitted kitchen has access to a useful utility room. There is ample parking at the front and side of the property and other features include a tool shed, workshop and large greenhouse.

### Accommodation

#### Entrance Porch

Double glazed entrance door and tiled floor. Part glazed door to

#### Entrance Hall

Radiator. Engineered oak flooring. Cloaks cupboard. Access to loft via fold away ladder.

#### Lounge 15' 10" x 13' 10" (4.82m x 4.21m)

2 radiators. USB point. Engineered oak flooring. Part glazed door. Double glazed window to front.



**Dining Room/Bedroom 3** 12' 0" x 11' 6" (3.65m x 3.50m) Radiator. Engineered oak flooring. Double glazed French doors to the rear garden.

**Kitchen/Breakfast** 14' 8" plus door recess x 11' 11" (4.47m x 3.63m) Re-fitted with a range of floor units with worksurfaces and incorporating a single drainer 1 and a half bowl enamelled sink unit with central mixer tap. Space for dishwasher. Shelved larder. Built-in electric double oven and induction hob. Recess housing the gas fired central heating unit. Radiator. USB point. Dual aspect double glazed windows to side and rear. Part glazed door to



#### Utility Room 12' 3" x 4' 8" (3.73m x 1.42m)

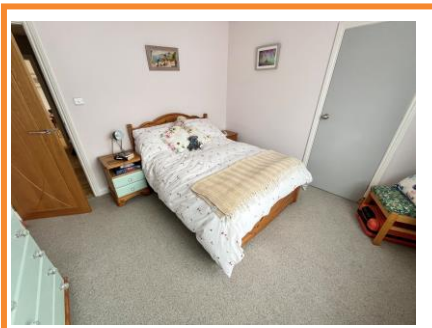
Range of base units with roll edge work surface and tiling to splashbacks. Single drainer stainless steel sink unit with central mixer tap. Space for washing machine. Radiator. Double glazed window and door to side.

#### Bedroom 1 11' 6" x 10' 10" (3.50m x 3.30m)

Plus built-in wardrobe. USB point. Radiator. Double glazed window to side.

#### Bedroom 2 11' 5" x 8' 1" (3.48m x 2.46m)

Radiator. Engineered oak flooring. USB point. Double glazed window to front.







### Bathroom

White suite of panelled bath with mains shower over, pedestal wash hand basin and low level WC. Ladder style radiator. Obscure double glazed window to rear.

### Outside

The property is set back from the road with the front garden laid to lawn with brick edging and well stocked shrub borders. There is a long driveway, partly concrete and partly block paving, providing ample parking for cars, caravan or motorhome. A gate opens into the 'courtyard' at the side of the property with brick faced raised borders and built-in bench seat. The block built tool shed measures 8'7" x 6' 2" and has motion sensitive lighting. Outside WC with low level WC, wash hand basin and radiator. A side gate opens on the large southerly facing rear garden. When the current sellers purchased the property the garden was very much a blank canvas so everything you will see has been designed and created during their tenure in the Bungalow. The landscaping includes areas of lawn and paving, raised vegetable beds and a whole range of fruit trees and bushes including plum, cherry, bramley apple, pear, raspberry canes, gooseberry, blackcurrant and fig. A large Greenhouse is ideal for propagating plants for the garden. Workshop 11' x 8' 8" with power, double glazed window and motion sensor lighting. The garden also includes 'wildlife triangles', an ornamental pond and boardwalk together with a variety of trees and shrubs. Cold water tap. A number of ramps have been installed to make access around the garden more accessible.



### 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- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



## GROUND 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.  
Made with Metropix ©2024

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.