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Weston

£365,000

- * *3 Bed Semi Detached*
- * *19' x 15'4" Loft Room*
- * *28' Useful Outbuilding*
- * *Downstairs WC*
- * *Electric Car Charger*
- * *2 Separate Receptions*



114 High Street, Worle, BS22 6HD

Description

There is a lovely 'feel & atmosphere' to this extensively improved and beautifully maintained classic older style semi, occupying a level position in the popular 'south ward' of Weston, backing onto Weston Rugby Ground with superb views across and towards the hillside in the distance. Internal viewing is simply essential to appreciate all that this property has to offer, however, to summarize, a lovely hallway provides access to 2 separate receptions, a downstairs WC and a re-styled 14' kitchen. 3 bedrooms and re-styled shower room on the first floor are complemented by a superb 'loft room' providing additional hobby space, ideal for those working from home. The rear garden is of a very good size and includes a timber shed, adapted to a 'home bar/pub', plus another particular feature, a 28' outbuilding offering a wealth of possibilities. A shared driveway leads to a hard standing for 1 car and many will appreciate the addition of a home charging point for an electric car or hybrid.

Accommodation

Entrance

Double glazed double doors to porch, further wooden door with stained glass insets, opening to

Entrance Hall 14' 7" x 6' 5" (4.44m x 1.95m) including staircase to first floor with built-in cupboard beneath and downstairs WC. Laminate flooring, smooth ceiling finish with coving. Feature stained glass windows to front and side aspects. Radiator with decorative cover.



Downstairs WC

Situated beneath the stairs, low level WC and wash hand basin, tiling to walls. Laminate flooring, smooth ceiling finish with inset spot lights. Double glazed window to side.

Lounge 13' 5" plus bay x 12' 10" into recess (4.09m x 3.91m) Impressive fireplace with tiled hearth, stone surround and mantle over. Laminate flooring, smooth ceiling finish with coving, radiator. Double glazed bay window to front aspect.

Dining Room 14' 1" x 10' 5" (4.29m x 3.17m) Laminate flooring, smooth ceiling finish with coving. Feature fireplace. Radiator with decorative cover. Double glazed double doors to rear garden with shutter blinds.

Kitchen 14' 1" x 8' 10" (4.29m x 2.69m) A re-styled room with fitted 'Shaker' style wall, base and drawer units in light grey with complementing work surfaces. 1 and 1/2 bowl sink unit with mixer tap over and 'Metro' style tiling to splash backs. 'AEG' induction hob with cooker hood over. 2 ovens, integrated dishwasher and fridge/freezer. Space for washing machine. Concealed gas fired boiler. Tiled floor. Double glazed window to rear aspect.



First Floor Landing

Staircase rising into the loft room. Smooth ceiling finish with coving, radiator. Double glazed window to side.





Bedroom 1 13' 10" plus bay x 11' 5" into recess (4.21m x 3.48m) Laminate flooring, smooth ceiling finish with coving and inset spot lights. Feature cast iron fireplace. Radiator. Double glazed bay window to front aspect.



Bedroom 2 14' 1" x 11' 5" (4.29m x 3.48m) Laminate flooring, smooth ceiling finish with coving and inset spotlights. Fireplace. Radiator. Picture rail. Double glazed window to rear aspect enjoying views across Weston rugby club and towards Weston Hillside in the distance.



Bedroom 3 9' 4" x 8' 0" (2.84m x 2.44m) Laminate flooring, smooth ceiling finish with coving and inset spotlights. Radiator, double glazed window to front aspect.



Shower Room 7' 10" x 7' 4" (2.39m x 2.23m) Good size shower enclosure with mains shower, low level WC. Wash hand basin with cupboard below, plus counter to side with storage under. Fully tiled walls. Smooth ceiling finish with inset spot lights. Radiator, obscure double glazed window to side.



Loft Room 15' 4" x 9' 8" at circa 5' height (4.67m x 2.94m) extending to circa 19' at low level into the eaves. Although this area doesn't fully comply with building regulations to be considered a bedroom, there is impressive space here and this is a particular feature of this home, with character, ideal for home working or hobby space. Naturally, there is sloping ceiling, with exposed timber beams and painted brickwork. Plenty of natural light courtesy of 2 'Velux' style windows and double glazed window to side. Feature traditional style radiator. Smooth ceiling finish with coving.



Outside

Low maintenance front garden, enclosed with stone walling with gated access to pathway. A shared driveway to the side of the property leads to a hard standing which the sellers use to park a car off road. Electric car charger. Gated side access into the low maintenance rear garden, which is of a very good size, principally laid to patio, complemented with tree and shrub borders, plus a feature pergola dividing the 2 levels of patio/seating areas. A timber shed has been adapted to a characterful 'home bar' too. A personal side door leads into a particular feature of this garden, being a 28' x 7'9" outbuilding, which be used for a variety of different purposes, with dual aspect windows to front and side, power and lighting, plus tiled flooring.

Tenure

Freehold, council tax band is 'C'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea, low risk from surface water.

Flooding unlikely from groundwater or reservoir.

Superfast fibre broadband available with a download speed of 32-50mbps, source: Openreach.

NB. The seller informs us that the majority of double glazing and condensing boiler were installed in 2022.

The energy rating for this property is 'D'.

Rear Garden



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 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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