

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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**Weston Village £280,000**

- \* Semi-Detached Home
- \* 3 Bedrooms
- \* Re-Styled Kitchen/Diner
- \* Re-Fitted Bathroom
- \* En-Suite Shower
- \* Adjacent Drive & Garage



114 High Street, Worle, BS22 6HD

## 5 The Wrangle, Weston-super-Mare, BS24 7ET

### Description

Situated on the level in a tucked away position yet within a comfortable distance of Herons Moor School and Morrisons together with a number of other well know outlets. For those who commute access to Worle Parkway and the M5 junction are within easy reach. A well presented 3 bedroom semi-detached home purchased from new by the present seller and improved over time to included re-fitting the bathroom and restyling the kitchen/diner. In addition there is a down stairs WC, en-suite shower together with an adjacent driveway and garage.

### Accommodation

#### Entrance Hall

Double glazed door. Double glazed window to side. Radiator. Staircase to first floor accommodation.

#### Cloakroom

White suite of vanity wash hand basin with cupboard under and low level WC with concealed cistern. Ladder style radiator. Tiled floor. Obscure double glazed window to front.

#### Lounge 15' 0" x 12' 2" (4.57m x 3.71m)

Concealed wiring for wall mounted TV. Vertical panel radiator. USB point. Down lighting. Coved ceiling. Understairs cupboard. Double glazed window to front. Door to

#### Kitchen/Diner 15' 7" x 8' 1" (4.75m x 2.46m)

Restyled with grey and contrasting orange wall and floor units with polycarbonate work surfaces incorporating grooved drainer and inset 1 1/2 bowl sink unit with extendable mixer tap. Space for washing machine. Integrated fridge/freezer. Built-in gas hob and electric oven. Additional oven/microwave. Down lighting. USB point.

Tiled floor. Radiator. Coved ceiling. Cupboard housing the gas central heating unit. Double glazed window and French doors to rear.

#### First Floor Landing

Shelved airing cupboard with hot water tank. Access to part boarded loft with light via fold away ladder.

#### Bedroom 1 12' 5" x 8' 2" (3.78m x 2.49m)

Plus double wardrobe. Radiator. USB point. Double glazed window to front. Door to

#### En-suite Shower 7' 6" x 3' 10" (2.28m x 1.17m)

White suite of tiled shower enclosure with mains 'deluge' shower head and separate shower attachment, circular wash hand basin and store cupboards. Heated towel rail. Obscure double glazed window to front.

#### Bedroom 2 9' 10" x 8' 1" (2.99m x 2.46m)

Radiator. Double glazed window to rear.

#### Bedroom 3 8' 3" max x 7' 2" (2.51m x 2.18m)

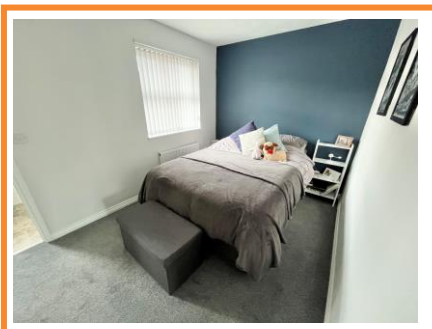
Radiator. Double glazed window to rear.

#### Bathroom 8' 1" x 4' 10" (2.46m x 1.47m)

Re-fitted with a white suite of panelled bath with shower mixer taps, vanity wash hand basin and low level WC with concealed cistern. Tiled floor. Tiling to splashbacks. Radiator. Extractor fan.

#### Outside

The front garden is laid to stone chippings. The adjacent driveway leads to the Garage with up and over door. Rear door to the larger than average rear garden consisting of a paved patio, stone chippings and enclosed by panelled fencing. Garden Shed with light and power. Outside power socket. Bin store. Side gate.



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.

**Tenure**

Freehold

**Material Information**

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

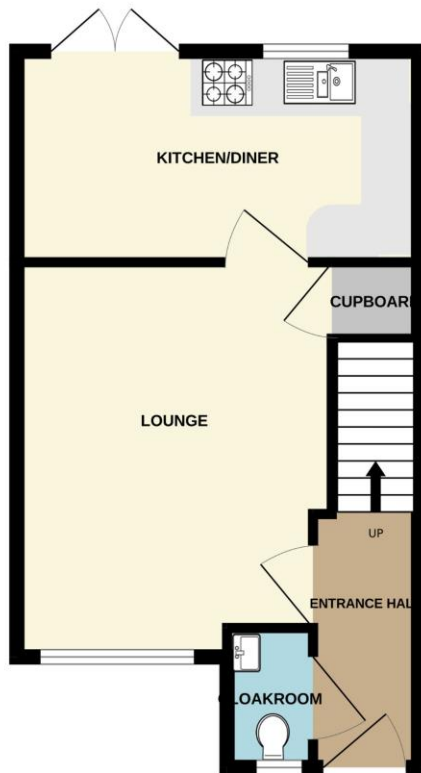
Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

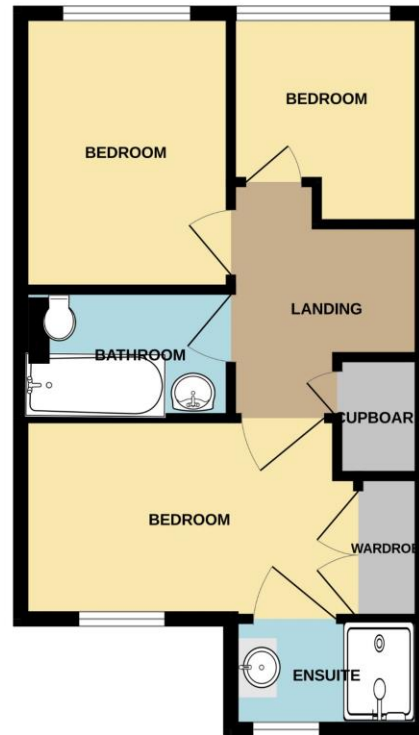
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



GROUND FLOOR



1ST 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.  
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