

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle

£259,700

- \* NO ONWARD CHAIN
- \* 2 Bedrooms
- \* Garage & Driveway
- \* Level Location
- \* Close To High Street & Shops
- \* Low Maintenance Gardens



114 High Street, Worle, BS22 6HD

## 3 Peregrine Close, Worle, Weston super Mare, BS22 8UY

### Description

OFFERED WITH NO ONWARD CHAIN this two bedroom semi detached bungalow sits in a quiet cul-de-sac in the popular South Worle area and benefits from a level walk to the high street and shops, as well as sitting on a bus route. Comprising of two bedrooms and a lounge diner, refitted kitchen and shower room, the gardens are designed to be maintenance free and enjoy a sunny aspect, additionally there is a driveway for several vehicles and a 24' garage.

### Accommodation

#### Entrance Hall 5' 10" x 7' 10" (1.78m x 2.39m)

Obscure double glazed uPVC entrance door leading to the entrance hall with store cupboard housing the combination boiler for domestic hot water and central heating. Radiator. Laminate Flooring. Door to Kitchen. Door to,

#### Lounge 17' 9" x 11' 7" (5.41m x 3.53m)

Fireplace with electric fire. Radiator. uPVC double glazed Bow Bay window to front.

#### Kitchen 10' 0" x 7' 10" (3.05m x 2.39m)

Radiator, Vinyl flooring. uPVC double glazed window to side aspect. Wall mounted and base units. Single bowl stainless steel sink and drainer unit with central mixer tap.

#### Bedroom 1 12' 2" x 10' 8" (3.71m x 3.25m)

Radiator. uPVC double glazed window to rear aspect.

#### Bedroom 2 8' 11" x 9' 0" (2.72m x 2.74m)

Radiator, uPVC double glazed window to rear aspect.

#### Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

Comprising panelled bath with central mixer tap, pedestal wash hand basin with central mixer taps. Close couple W.C. Tiled splashbacks. Vinyl floor. Loft hatch. Radiator. Obscure uPVC double glazed window to side aspect. Airing cupboard with immersion tank for domestic hot water.

### Outside

The garden is enclosed by panelled fencing, the low maintenance garden is mainly laid to stone shipping and patio. Side gate giving access to front of property. Access to the garage, with up and over door.

### Tenure

Freehold, council tax band is currently 'D' as 3 & 5 Peregrine Close were linked with family owning both properties, this should be adjusted upon completion of each bungalow.



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		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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