



1 Magdalen Way  
Weston-Super-Mare, BS22 7PG

£1,250 PCM

**MAYFAIR**  
TOWN & COUNTRY

## PROPERTY DESCRIPTION

Mayfair are delighted to offer this 3 bed semi-detached house in North Worle close to schools, amenities with great commuter links.

NO PHONE APPLICATION ACCEPTED, PLEASE APPLY THROUGH THE WEBSITE VIA THE EMAIL AGENT OPTION.

Located in North Worle, the property has great commuter links and is a 15-minute walk from the train station. The property boasts a large open plan lounge / diner with patio doors to rear garden. The modern fitted kitchen comes with integrated oven, hob and extractor fan, fridge / freezer and dishwasher with space for a washing machine.

The property benefits from two bathrooms, one with a large shower cubical on the ground floor and on the first floor the family bathroom has white suite and shower over the bath. There are 3 good sized bedrooms.

The property benefits from a low maintenance rear garden, double glazing and gas central heating with an EPC rating of C and council tax band C.

- 3 bed house in North Worle
- Bright double aspect lounge / diner
- Modern fitted kitchen with appliances
- 3 good sized bedrooms
- EPC rating C
- Downstairs shower room & family bathroom
- Great commuter links
- Council tax band C

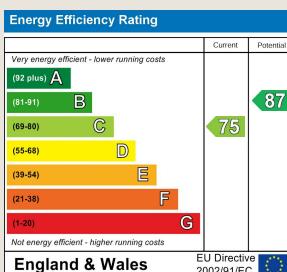
Deposit: £1,442  
Furnishing: Unfurnished

### Local Authority

North Somerset Council Tax Band: C

Tenure:

EPC Rating: C



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:

Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

