



14 WESTON WAY

Weston-Super-Mare, BS24 9TB

Price £299,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* EXTENDED & NO ONWARD CHAIN! \* Positioned in a quiet position in Hutton with rear views towards Worle and Weston resides this spacious and extended detached bungalow. Comprising in brief, entrance hall with storage, 29FT lounge/dining room, 19FT kitchen/breakfast room, two bedrooms and shower room with a large storage cupboard. Externally the property enjoys a lovely size rear garden, garage and driveway creating ample parking. We highly recommend a viewing to appreciate the space this bungalow has to offer.

## Situation

0.3 miles – The Old Inn  
 1.9 miles – Weston Hospital  
 2.4 miles – Weston Sea Front  
 2.6 miles – Junction 21 of the M5  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: D  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hall

Double glazed door to hallway, radiator, storage cupboard, laminate flooring and door giving access to;

## Lounge

18'07" × 11'11" (5.66m × 3.63m)

Double glazed window to side, gas coal effect fireplace with surround, radiator, laminate flooring, door to kitchen and archway to;

## Dining Room

10'09" × 9'09" (3.28m × 2.97m )

Double glazed sliding door opening to the garden and views towards Worle and Weston, radiator and laminate flooring.

## Kitchen/Breakfast Room

19'00" × 9'06" (5.79m × 2.90m )

Double glazed window to rear, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, built in electric oven with electric hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, door to the side creating access to the driveway and rear door opening to;

## Rear Porch

9'06" × 9'09" (2.90m × 2.97m )

Double glazed window to rear and doors to the garage and rear garden.

## Bedroom One

12'00" × 10'01" (3.66m × 3.07m )

Double glazed window to front, fitted wardrobes, laminate flooring and radiator.

## Bedroom Two

10'01" × 8'09" (3.07m × 2.67m)

Double glazed window to front, fitted wardrobes, laminate flooring and radiator.

## Shower Room

6'09" × 5'04" (2.06m × 1.63m)

Obscure double glazed window to side, white suite comprising low level WC, hand wash basin with taps over and large shower cubicle with sliding doors and shower over, tiled walls, radiator, vinyl flooring and door to a large storage cupboard.

## Rear Garden

Fully enclosed rear garden, partially laid to lawn with a paved walkway to the rear of the garden, generous paved area and area laid to decorative slate, gated sides access and a raised decked area with access to the rear porch and dining room.

## Garage & Driveway

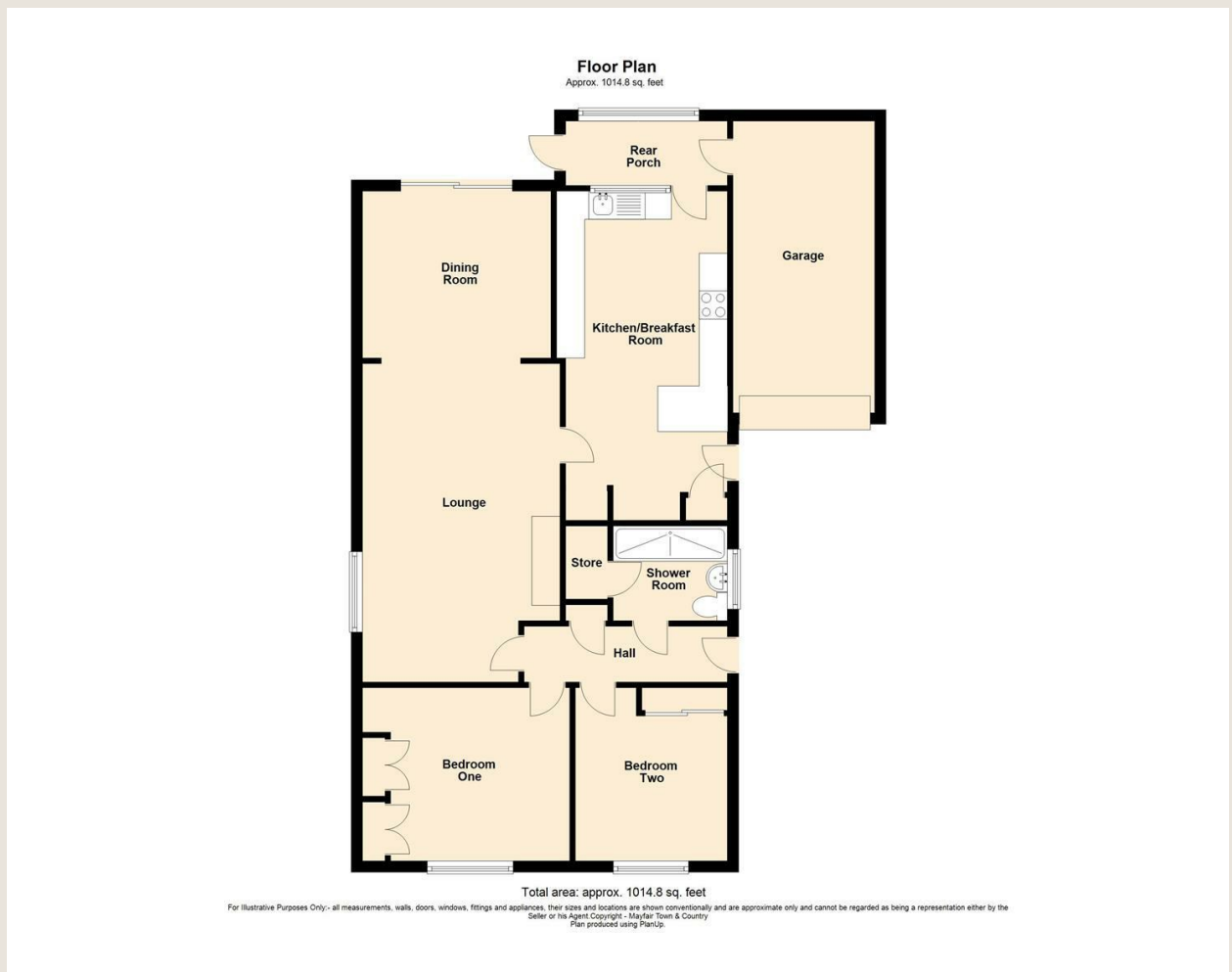
17'00" × 8'03" (5.18m × 2.51m)

The garage has an up and over door, power, lighting and a courtesy door to the rear porch. To the front of the garage is a sheltered carport area with the driveway continuing to the front of the property, creating ample off street parking.

## Front Garden

Laid to lawn with a hedge to the front with a mature tree and established plants and shrubs.





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

**01934 515153**

worle@mayfairproperties.net

**IMPORTANT NOTICE**

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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

