

**MAYFAIR**  
TOWN & COUNTRY

**FOR SALE**

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**119 VERBENA WAY**  
Weston-Super-Mare, BS22 6RW

**Price £247,500**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* NO CHAIN WITH GARAGE & PARKING! \* Calling all first time buyers and buy to let investors! This conveniently positioned three bedroom end of terrace house is ideal for commuter access, schools and amenities. Comprising in brief, entrance hall with storage, lounge, kitchen/dining room, three bedrooms and bathroom with separate WC. Externally benefitting a south/westerly facing garden with access to the garage and space to park two vehicles. With no onward chain complications, we highly recommend a viewing at your earliest opportunity.

## Situation

1.09 miles – Junction 21, M5

2.77 miles – Weston Sea Front

0.44 miles – Worle Parkway Station

Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

14'10" x 5'7" (4.52m x 1.70m)

uPVC front door into the hallway, stairs rising to the first floor landing with under stair storage and additional storage cupboard, radiator and doors to;

## Lounge

14'2" x 11'11" (4.32m x 3.63m)

uPVC double glazed window to front, stained glass windows through to the kitchen/dining room, radiator, television and telephone points.

## Kitchen/Dining Room

17'10" x 9'3" max measurements (5.44m x 2.82m max measurements)

uPVC double glazed window to rear, the kitchen is fitted with a range of eye and base level units with worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, gas cooker with splash back and extractor over, space and plumbing for washing machine, slimline dishwasher and fridge, ample space for dining table and chairs, stained glass windows through to the lounge, radiator, wall mounted gas central heating combination boiler, uPVC double glazed window and door opening to the garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom One

11'4" x 10'2" (3.45m x 3.10m)

uPVC double glazed window to front, generous amount of built-in wardrobes and radiator.

## Bedroom Two

9'2" x 8'9" (2.79m x 2.67m)

uPVC double glazed window to rear, generous amount of built-in wardrobes and radiator.

## Bedroom Three

8'7" x 7'7" max measurements (2.62m x 2.31m max measurements)

uPVC double glazed window to front, generous amount of built-in wardrobes and radiator.

## Bathroom

5'7" x 5'5" (1.70m x 1.65m)

Obscure uPVC double window to rear, corner hand wash basin with mixer tap over and tiled surround, panelled bath with shower over and tiled surround.

## Separate WC

5'7" x 2'9" (1.70m x 0.84m)

Obscure uPVC double glazed window to rear, low level WC and tiled surround.

## Garden

Enclosed by fencing and brick built wall, the garden is mostly laid to paving with feature Maple tree, storage lean-to, outside tap, gated access to the front of the property, courtesy door to the garage and gated access to the parking area.

## Garage & Off Street Parking

16'9" x 8'6" (5.11m x 2.59m)

The garage has an up and over door to the front and courtesy door to the garden. Situated to the side of the garage is space to park two vehicles.

## Material Information

We have been advised the following;

There is a parcel of land at the front of the property which is leasehold. Please ask the agent for further details.

Gas- Mains

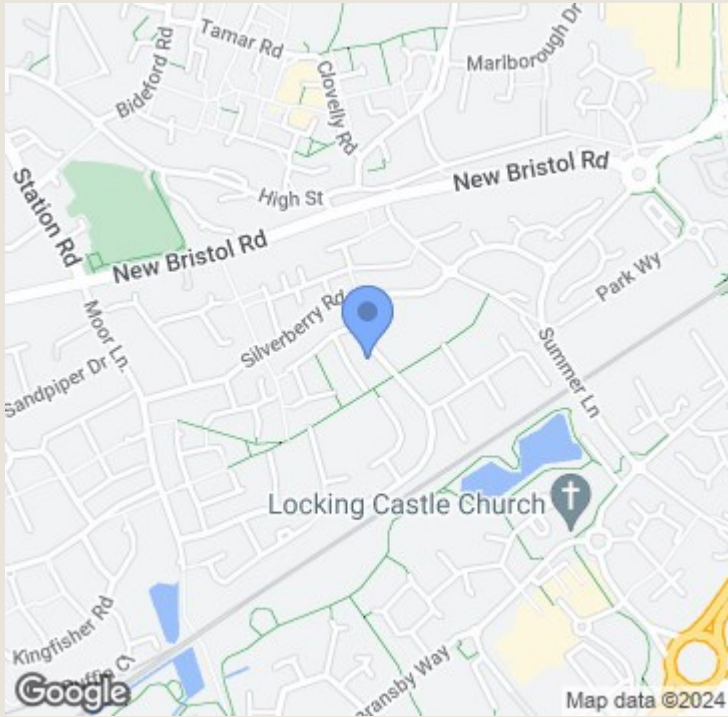
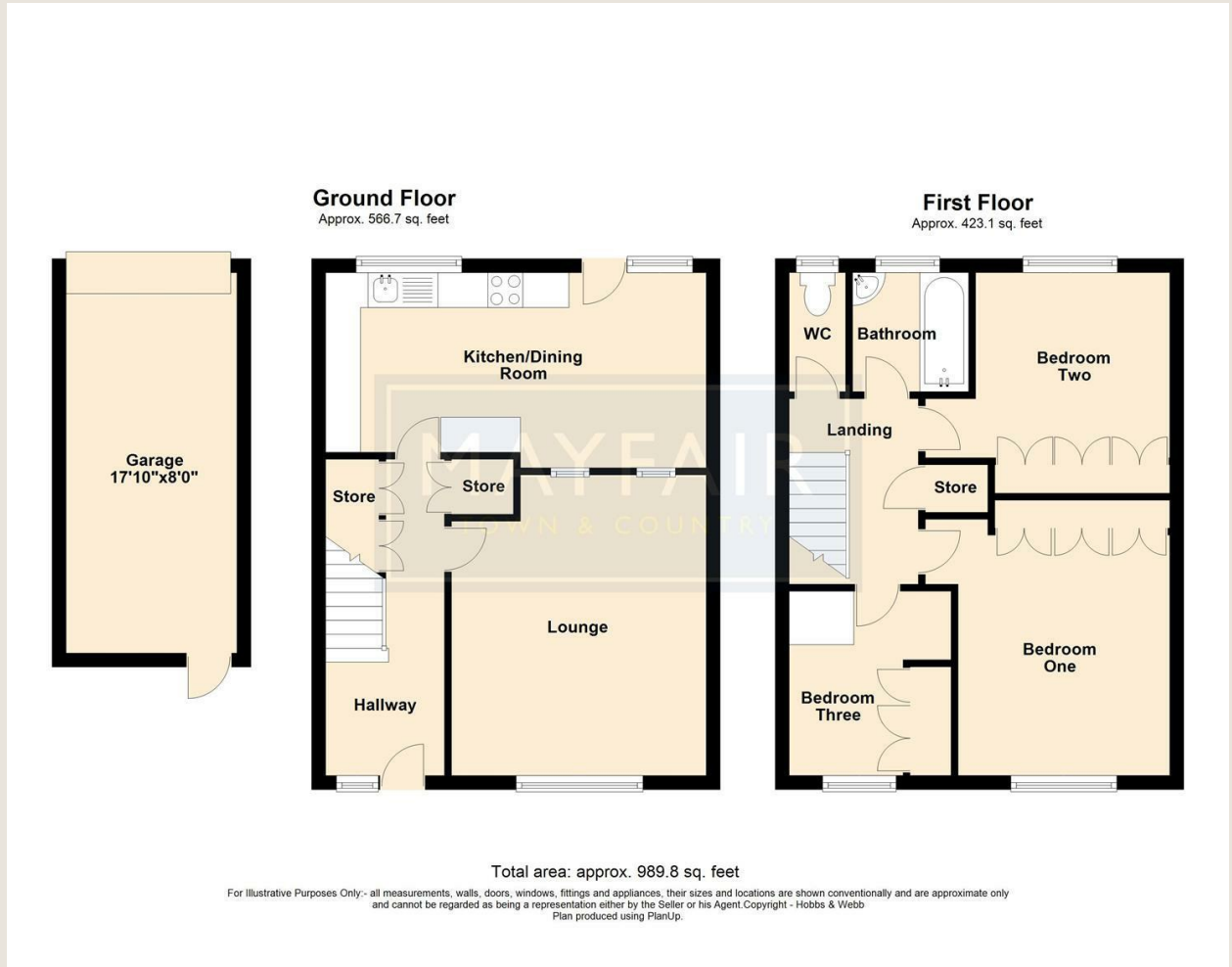
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).



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)

