



5 FARNDALE ROAD

Weston-Super-Mare, BS22 8QA

Price £295,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* BRAND NEW COMBI BOILER! * Priced To Sell! - Our vendors have currently secured an onward purchase they wish to proceed with! * This DORMER STYLE BUNGALOW boasts off street parking for several vehicles, this ideal three bedroom family home has a great deal to offer! Situated in a quiet and convenient position with easy access to primary and secondary schools, along with transport links including Milton train station. The ground floor comprises in brief, entrance porch, hallway, kitchen, living room, two bedrooms and shower room. Upstairs holds a spacious landing, third bedroom and loft space. Externally boasting a good size and low maintenance rear garden, workshop/store and a spacious driveway allowing off street parking for six vehicles. The current owners have made this a wonderful family home and with a brand new gas central heating combination boiler, making this a move in ready property.

Situation

0.21 miles – Milton Train Station
 0.58 miles – Worle Secondary School
 0.33 miles – Mead Vale Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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

Entrance Porch

Double glazed double door opening into the entrance porch and door to;

Hallway

Storage cupboard housing the electric meter, stairs rising to the first floor landing, wooden flooring, radiator and doors to;

Living Room

16'2" x 11'6" (4.93m x 3.51m)

Front aspect double glazed window, radiator, wooden flooring and current back boiler (the old back boiler will be removed and replaced with a modern gas central heating combination boiler by the current owners for the new owner).

Kitchen

14'2" x 8'5" max (4.32m x 2.57m max)

Dual aspect uPVC double glazed windows to front and side, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, one and half sink with adjacent drainer and mixer tap over, space and plumbing for fridge/freezer, tumble dryer and cooker, radiator, doors to the living room and hallway.

Shower Room

Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin set into storage vanity unit with tiled surround, corner shower cubicle with electric shower over and tiled surround, tiled flooring, radiator and extractor.

Bedroom One

10'6" x 10'6" (3.20m x 3.20m)

Rear aspect double glazed window, radiator, wardrobe space.

Bedroom Three/Reception

8'10" x 7'6" (2.69m x 2.29m)

uPVC double glazed door opening to the garden with glazed side panel, radiator and laminate flooring.

First Floor Landing

Door to eaves storage, archway to the landing with ample space for wardrobes or similar furniture with doors to;

Bedroom Two

11'2" x 7'6" (3.40m x 2.29m)

uPVC double glazed window to front, radiator, and cupboard housing the current hot water tank (the old hot water tank will be removed and replaced with a modern gas central heating combination boiler by the current owners for the new owner).

Loft Space

17'0" x 7'11" (5.18m x 2.41m)

Front aspect 'Velux' window.

Rear Garden

Fully enclosed by fencing, a generous and sheltered patio area, the remainder of the garden is laid to decorative low maintenance stones and courtesy door access to the workshop/store.

Workshop/Store

18'10" x 9'3" (5.74m x 2.82m)

Via courtesy door to the front with light and power, space and plumbing for washing machine, courtesy door to the rear with access to the garden. Formerly the garage with an updated roof.

Driveway

A generous size, the driveway has ample space for several vehicles and modern outside lights.

Material Information

We have been advised the following;

Gas- Mains

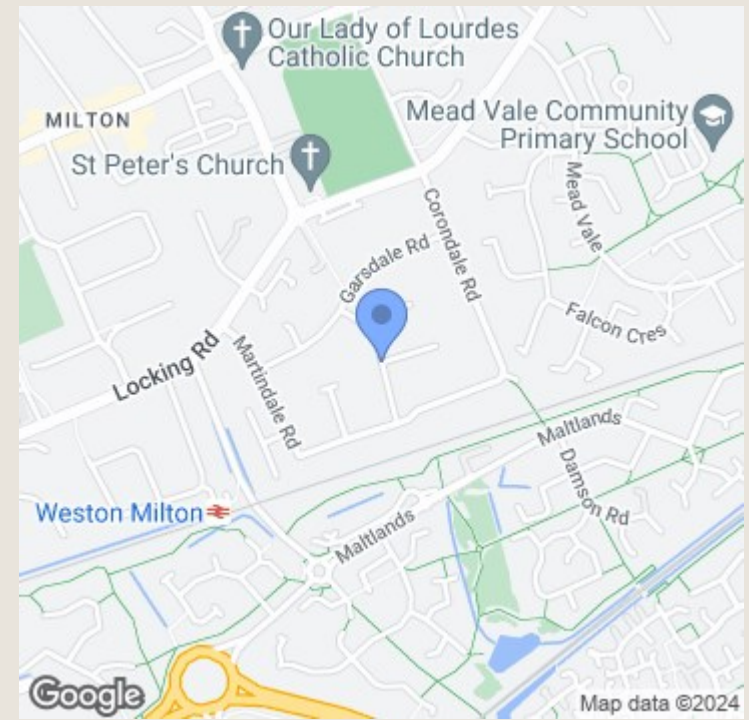
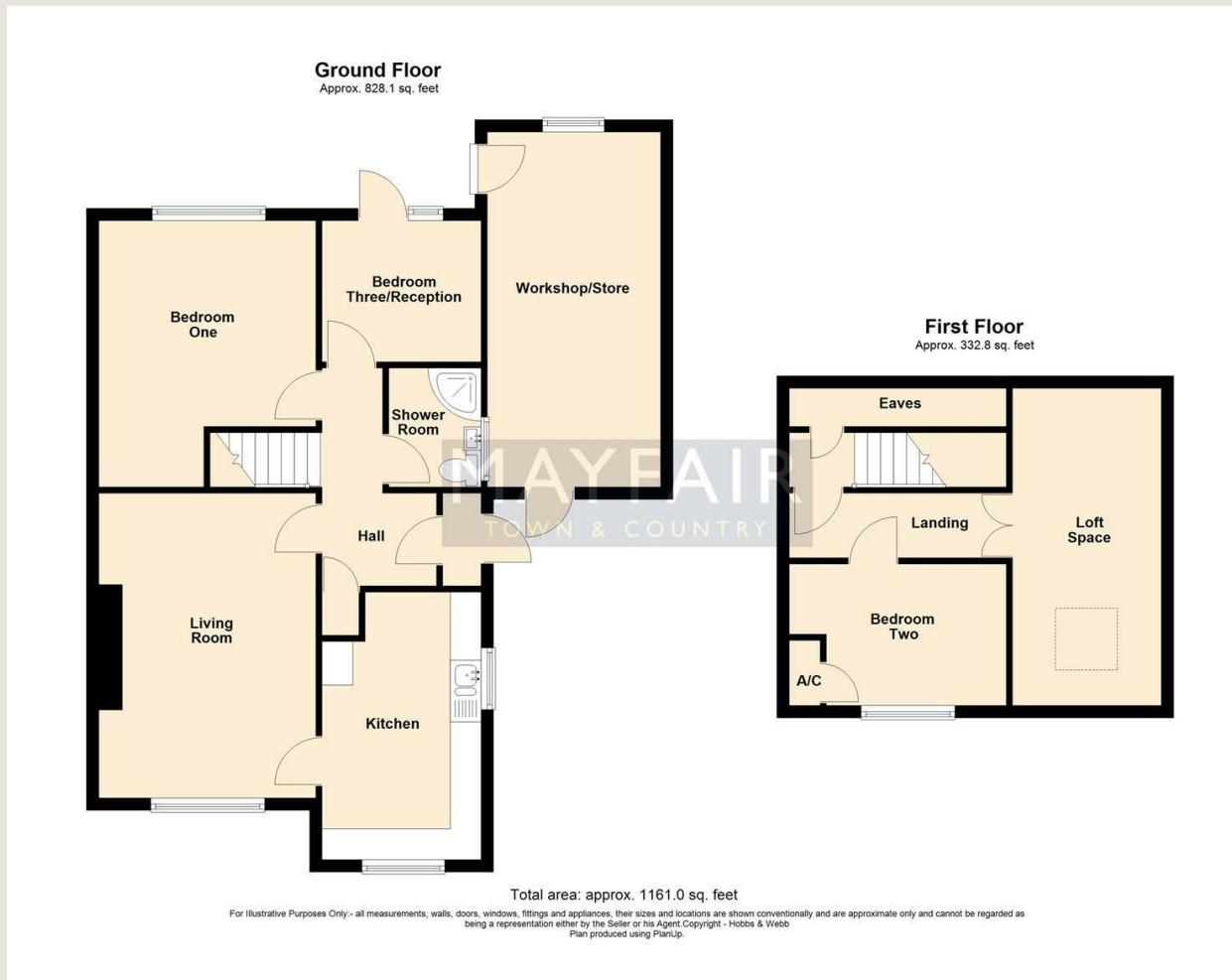
Electricity- Mains

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.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at 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.



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)

