



6A DUNKERY ROAD

Weston-Super-Mare, BS23 2TD

Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* 25K REDUCTION! - ABUNDANCE OF POTENTIAL * This tucked away family home boasts spacious and versatile accommodation, along with no onward chain complications. Requiring updating but benefiting a lovely private position with views towards the Mendip Hills, this detached property would make an ideal dual-occupancy home. The extended ground floor accommodation comprises in brief, entrance porch, hallway, kitchen with downstairs cloakroom and boot room, living room, dining room and ground floor double bedroom with en-suite. Upstairs consists of three good size bedrooms, family bathroom and separate WC. Externally enjoying a good size and private rear garden, front garden, garage/store and driveway. We highly recommend a viewing to appreciate what this property has to offer.

Situation

141 meters - Bus Stop
 0.73 miles - Weston Sea Front
 0.61 miles - Weston Train Station
 3.10 miles - Junction 21 of the M5 Motorway
 All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council 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		78
(69-80) C		
(55-68) D	56	
(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

Sliding door opens into the porch with door to;

Hallway

15'1" x 5'11" (4.60m x 1.80m)

Window to front, stairs rising to the first floor landing with under-stair storage, telephone point and doors to;

Kitchen

11'7" x 9'11" (3.53m x 3.02m)

uPVC 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 stainless steel sink with adjacent drainer and mixer tap over, freestanding gas cooker, space and plumbing for washing machine, radiator and door to;

Inner Hall

4'0" x 5'4" (1.22m x 1.63m)

Eye and base unit with worktop space over, consumer unit and doors to;

Downstairs Cloakroom

Obscure window to front, low level WC and radiator.

Boot Room/Store

11'11" x 7'0" max (3.63m x 2.13m max)

Glazed door to front and sliding door to the garden.

Living Room

14'11" x 13'0" (4.55m x 3.96m)

Dual aspect uPVC double glazed windows to front and side, electric fireplace, television point and radiator.

Dining/Reception Room

15'2" x 9'2" (4.62m x 2.79m)

Sliding patio doors opening to the garden and radiator.

Bedroom Four

15'4" x 9'2" (4.67m x 2.79m)

Double glazed window to front, radiator and door to;

En-suite

9'2" x 5'9" (2.79m x 1.75m)

High wall obscure window, suite comprising low level WC, hand wash basin with taps over and shower cubicle with shower over.

Landing

Loft access, airing cupboard housing the updated gas central heating 'Worcester' combination boiler and storage, doors to;

Bedroom One

13'1" x 10'1" (3.99m x 3.07m)

uPVC double glazed window to side with views over Weston and towards the Mendip Hills, radiator.

Bedroom Two

10'0" x 11'6" (3.05m x 3.51m)

uPVC double glazed window to side with views over Weston and towards the Mendip Hills, radiator.

Bedroom Three

9'8" x 7'6" (2.95m x 2.29m)

uPVC double glazed window to side and radiator.

Bathroom

6'11" x 6'5" (2.11m x 1.96m)

Obscure window to front, paneled bath with taps and shower attachment over, basin with tap over and shower cubicle with mains shower over, half tiled walls and radiator.

Separate WC

Obscure window to front, low level WC and radiator.

PROPERTY DESCRIPTION

Garden

Enclosed by fencing and enjoying a south facing aspect, the rear garden is mostly laid to lawn with mature hedges and shrubs, steps lead up to a large paved area with sliding doors to the dining/reception room.

Garage/Store

19'10" x 8'9" (6.05m x 2.67m)

Courtesy door to the side, dual aspect windows to the side and rear. The garage's up and over door does not currently open due to an internal stud wall.

Driveway & Front Garden

A paved driveway allowing parking for multiple vehicles, gate opening to a paved walkway to the front door. The front garden is laid to lawn with mature trees and bushes.

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.

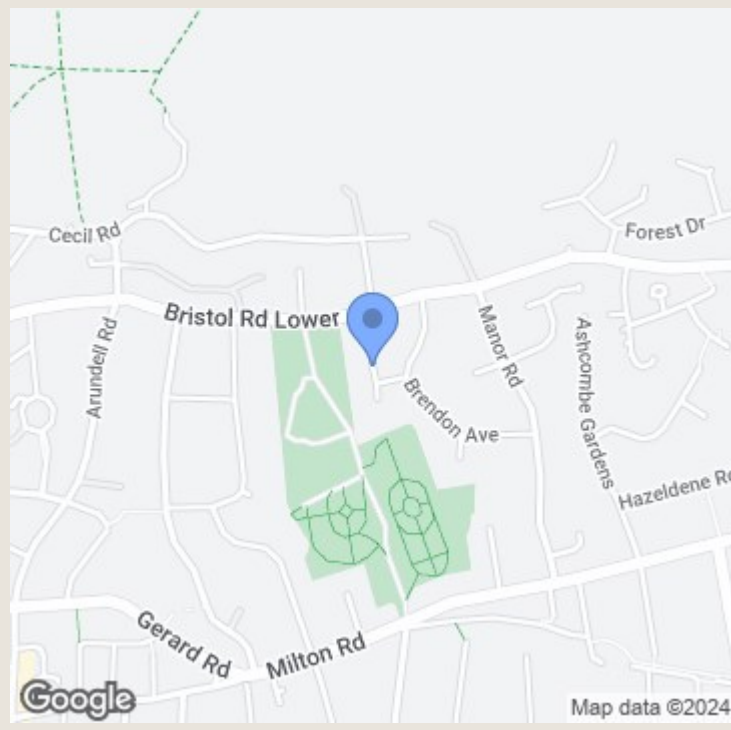
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

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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)

