



32 SWEETGRASS ROAD

Weston-Super-Mare, BS24 7BX

Price £329,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* BACK ON THE MARKET - IDYLIC CUL-DE-SAC SETTING * This spacious three bedroom DETACHED house has a lot to offer and is ideal for a growing family or those who want that extra space. Comprising in brief, entrance hall, downstairs cloakroom, spacious lounge, separate dining room, kitchen, three good size bedrooms with an updated en-suite and built-in wardrobes to the master and family bathroom. Outside enjoys a private and great size south facing garden which is surrounded by a curved brick wall with access to the garage and parking. Boasting an updated gas central heating boiler and in immaculate condition throughout, we highly recommend an internal viewing to appreciate what this property has to offer.

Situation

0.71 miles - Worle Train Station
 1.26 miles - Junction 21 of the M5
 0.35 miles - Morrisons Supermarket
 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 Hall

uPVC double glazed front door opening into the entrance hall, stairs rising to the first floor landing with an under stair storage cupboard, radiator and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, white suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator and consumer unit.

Lounge

17'3" x 10'7" (5.26 x 3.23 (5.25 x 3.22))

uPVC double glazed window to rear with uPVC doors opening to the garden, radiator and television point.

Dining Room

9'10" x 8'4" (3.00 x 2.54)

uPVC double glazed window to front, radiator and archway to;

Kitchen

9'9" x 8'5" (2.97 x 2.57)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, space and plumbing for fridge/freezer, washing machine and dishwasher, updated wall mounted boiler.

Landing

uPVC double glazed window to front, airing cupboard, loft access and doors to;

Bedroom One

10'8" x 10'6" (3.25 x 3.20)

uPVC double glazed window to rear, built-in mirror fronted wardrobes, radiator and door to;

En-Suite

Obscure uPVC double glazed window to rear, updated bathroom suite comprising low level WC, hand wash basin with taps over, shower cubical with mains shower over and glass folding door, the walls are fully tiled, heated towel radiator and extractor.

Bedroom Two

11'1" x 9'0" (3.38 x 2.74)

uPVC double glazed window to rear and radiator.

Bedroom Three

7'9" x 7'9" (2.36 x 2.36)

uPVC double glazed window to front, recess for wardrobe and radiator.

Bathroom

Obscure uPVC double glazed window to front, white suite comprising low level WC, hand wash basin and panelled bath with taps and mains shower attachment over, tiled surround, extractor and radiator.

South Facing Garden

Fully enclosed by brick walls and mostly laid to lawn with matures trees and shrubs, decked entertaining area and side gated access to;

Garage & Parking

The garage has an up and over door to front. Situated in front of the garage is the driveway providing off street parking.

Material Information

We have been advised the following;

Gas- Mains

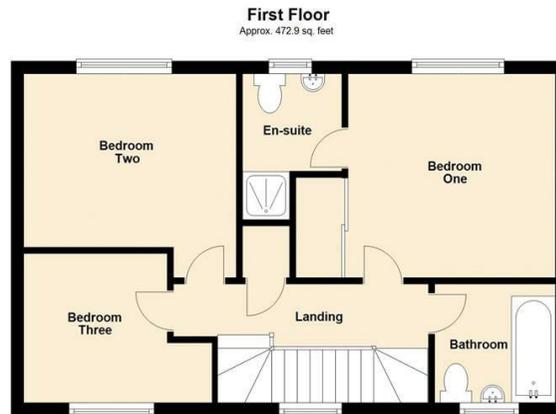
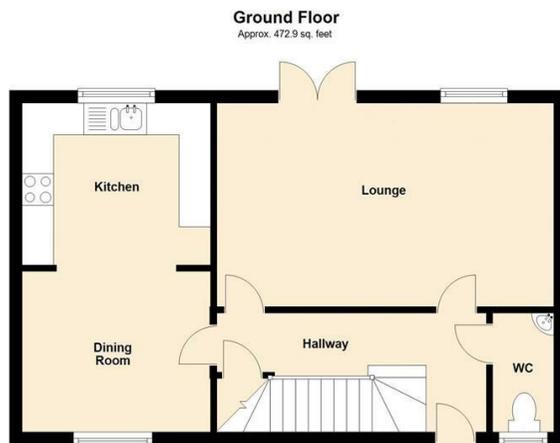
Electricity- Mains

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.



Total area: approx. 945.8 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or His Agent Copyright - Mayfair Town & Country Plan produced using PlanUp.



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)

