



31 GREENWOOD ROAD

Weston-Super-Mare, BS22 6EX

Price £360,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* EXTENDED FAMILY HOME \* Positioned in a popular cul-de-sac, just off Worle High Street with fantastic access to popular schools and shops resides this spacious semi-detached home. Well presented throughout, the ground floor accommodation comprises an entrance vestibule, hallway with downstairs cloakroom, lounge, dining room, conservatory, extended kitchen and separate utility room.

Upstairs boasts four good size bedrooms, four piece family bathroom, en-suite to bedroom two and a large size loft space.

Externally boasting a good size and private rear garden, internal garage, front garden which can allow off street parking for a small vehicle and solar panels which are owned by the property and were installed in 2020.

We highly recommend a viewing to appreciate the size of this property and what it has to offer a growing family.

## Situation

115 meters - Bus Stop

100 meters - Worle High Street

1.48 miles - Junction 21 of the M5

0.10 miles - Worle Secondary School

0.26 miles - St. Martins Primary School

40 meters - Mendip Green Primary School

All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	58	
(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 Vestibule

Double glazed doors opening into the entrance vestibule with internal front door opening to;

## Hallway

13'0" x 6'0" (3.96m x 1.83m)

Stairs rising to the first floor landing, updated consumer unit, radiator, coving, laminate flooring and doors to;

## Downstairs Cloakroom

Suite comprising low level WC, corner hand wash basin set into storage vanity unit with taps over and tiled surround.

## Lounge

13'6" x 12'9" (4.11m x 3.89m)

Double glazed bay window to front, feature electric fireplace with ornate tiled surround and wooden mantle, coving and ceiling rose, radiator and laminate flooring.

## Dining Room

11'7" x 11'4" (3.53m x 3.45m)

Feature electric fireplace with wooden mantle surround, coving and ceiling rose, radiator, laminate flooring and double glazed French doors opening to;

## Conservatory

12'6" x 9'11" (3.81m x 3.02m)

Double glazed conservatory with French doors opening to the garden and tiled flooring.

## Kitchen/Dining Room

17'1" x 13'2" max measurements (5.21m x 4.01m max measurements)

Double glazed windows to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over, inset 'Belfast' style sink with mixer tap over and adjacent drainer, freestanding

'Rangemaster' cooker with extractor over and tiled splashback, space and plumbing for fridge/freezer and dishwasher, tiled flooring, radiator and archway to;

## Utility Room

9'0" x 6'3" (2.74m x 1.91m)

A range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink, space and plumbing for washing machine, double glazed door to the garden and internal door to the garage.

## Landing

Obscure double glazed window to front, loft access and doors to;

## Bedroom One

14'5" x 12'9" (4.39m x 3.89m)

Double glazed bay window to front and radiator.

## Bedroom Two

11'10" x 9'1" (3.61m x 2.77m)

Double glazed window to rear, radiator and archway to;

## En-suite

6'4" x 2'8" (1.93m x 0.81m)

White suite comprising low level WC, hand wash basin set into storage vanity unit and shower cubicle with shower over and tiled surround.

## Bedroom Three

11'7" x 11'4" (3.53m x 3.45m)

Double glazed window to rear and radiator.

## Bedroom Four

8'3" x 7'6" (2.51m x 2.29m)

Double glazed window to rear and radiator.

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## Four-Piece Bathroom

9'1" x 9'1" (2.77m x 2.77m)

Obscure double glazed window to front, four piece white suite comprising low level WC, hand wash basin set into storage vanity unit, roll top bath with taps and shower attachment over, corner shower cubicle with mains shower over and tiled surround, radiator and extractor.

## Rear Garden

The rear garden is impressively private and is fully enclosed by brick walls and fencing, mostly laid to lawn and accessible via the conservatory and utility room.

## Integral Garage

15'10" x 9'9" (4.83m x 2.97m)

The garage has an up and over door to the front, power, lighting and wall mounted gas central heating 'Worcester' combination boiler, courtesy door to the utility room.

## Front Garden/Driveway

The front garden has a feature brick wall and is laid to block paving. There is space for a small vehicle to benefit from off street parking.

## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Solar Panels - Freehold and owned by the property. We've been advised they are on a 4.08 kWp SolarEdge system and were installed in 2020.

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

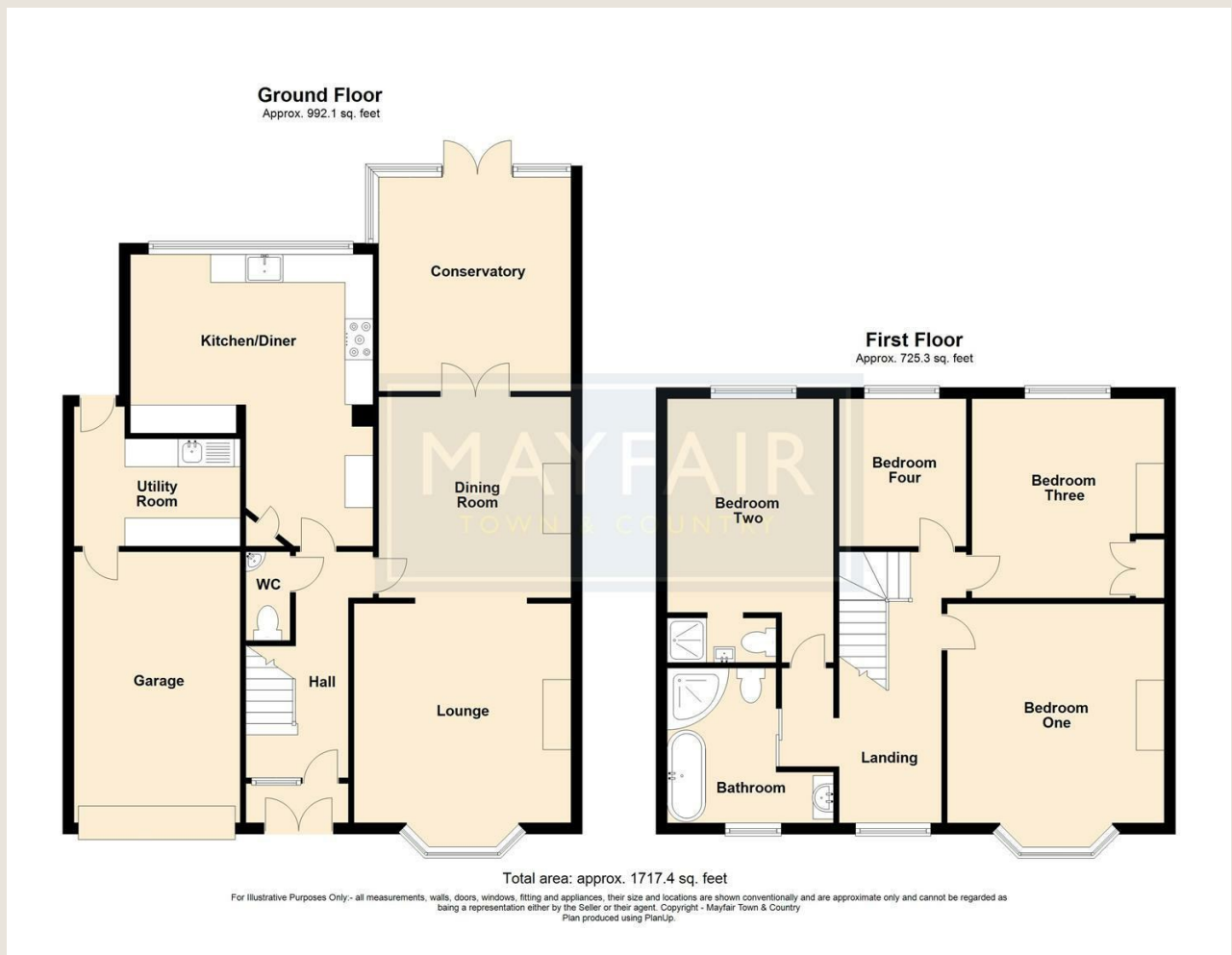
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.gov.uk/en-gb/mobile-coverage](https://checker.ofcom.gov.uk/en-gb/mobile-coverage).

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](https://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)

