



10 PARKES AVENUE

Weston-Super-Mare, BS24 7GW

Price £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXECUTIVE FAMILY HOME * Boasting FOUR DOUBLE bedrooms and positioned in an established area of the ever sought after Locking Parklands development resides this spacious family home. The ground floor comprising in brief, entrance hall with downstairs cloakroom, 20FT lounge, kitchen/dining room with integrated appliances, utility room and additional reception room/study. Upstairs boasts a large landing, four impressive double bedrooms with en-suite to the master bedroom and family bathroom. Externally enjoying a fantastic size and sunny rear garden with access to the 24FT tandem garage and off street parking in front, along with solar panels! Located in a quiet cul-de-sac with easy access to local primary and secondary schools, along with shops and access to the M5 motorway. A wonderful size home with space for all the family. Our owner has secured a new build property which is ready to proceed.

Situation

0.6 miles – Parklands Primary School

1.1 miles – Asda Convenience Store

3.7 miles – Junction 21 of the M5

All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E

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

Hallway

Composite front door opening into the hallway with panelled windows to both sides, stairs rising to the first floor landing with under-stair storage, radiator and doors to;

Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, radiator and extractor.

Lounge

20'2" x 11'11" (6.15m x 3.63m)

Dual aspect with uPVC double glazed window to front and patio doors to the rear opening to the garden, two radiators, television and telephone point.

Kitchen/Dining Room

19'7" x 11'2" (5.97m x 3.40m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary granite worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over, mid-height electric double oven, integrated fridge/freezer and dishwasher, space for wine fridge or additional appliance, space for dining table and chairs, radiator, patio doors to the garden and door to;

Utility Room

uPVC courtesy door to the side of the property, the utility room is fitted with a range of units matching those of the kitchen with granite worktop over and inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, radiator and wall mounted and concealed gas central heating boiler.

Reception/Study

11'10" x 8'0" (3.61m x 2.44m)

uPVC double glazed window to front and radiator.

Landing

Large uPVC double glazed window to front allowing natural light to flood the landing, access to the partially boarded loft, airing cupboard housing the pressurised hot water tank and storage, radiator and doors to;

Bedroom One

12'1" x 11'4" (3.68m x 3.45m)

uPVC double glazed window to front, radiator, television point and door to;

En-suite

White suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous shower cubicle with mains shower over and tiled surround, extractor and towel radiator.

Bedroom Two

10'0" x 9'8" up to built in wardrobe (3.05m x 2.95m up to built in wardrobe)

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

Bedroom Three

12'0" x 9'11" (3.66m x 3.02m)

uPVC double glazed window to rear and radiator.

Bedroom Four

12'1" x 9'4" (3.68m x 2.84m)

uPVC double glazed window to rear and radiator.

Bathroom

7'0" x 6'10" (2.13m x 2.08m)

Obscure uPVC double glazed window to rear, white suite comprising low level WC, hand wash basin with mixer tap over and panelled bath with taps and shower attachment over, extractor and towel radiator.

PROPERTY DESCRIPTION

Rear Garden

A fantastic size and enjoying a south facing aspect, the rear garden enjoys a paved entertaining area running the length of the property, the remainder of the garden is laid to lawn and enclosed by fencing, there are two gates and courtesy doors to the utility room and garage.

Garage & Driveway

24'5" x 9'10" (7.44m x 3.00m)

The garage has an up and over door to the front, power, lighting and courtesy door to the garden. Situated in front of the garage is off street parking for two vehicles.

Management Charge Information

We have been advised this property is FREEHOLD and there is a management charge of £99.29 per quarter for the upkeep of the area.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Solar Panels- There are solar panels on this property which are owned and any prospective buyer would benefit from.

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.

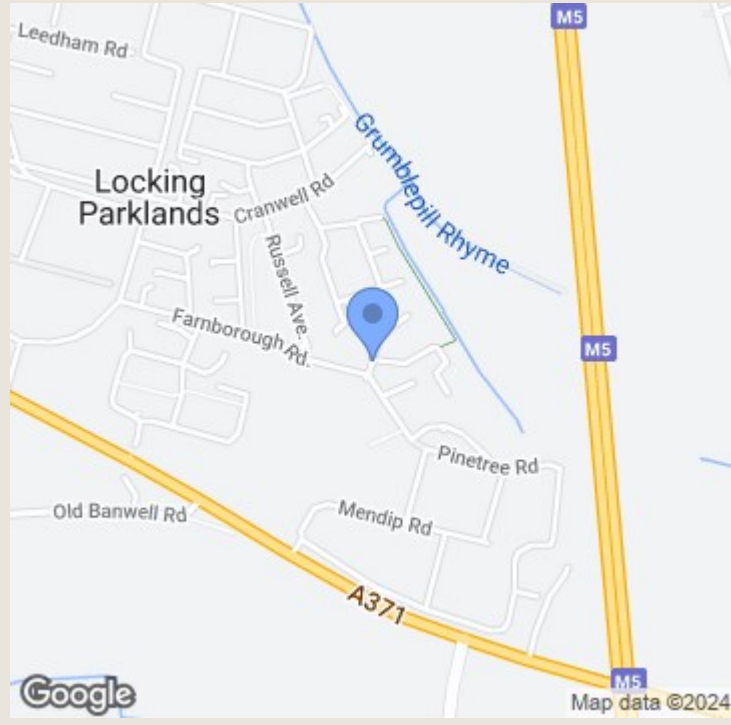
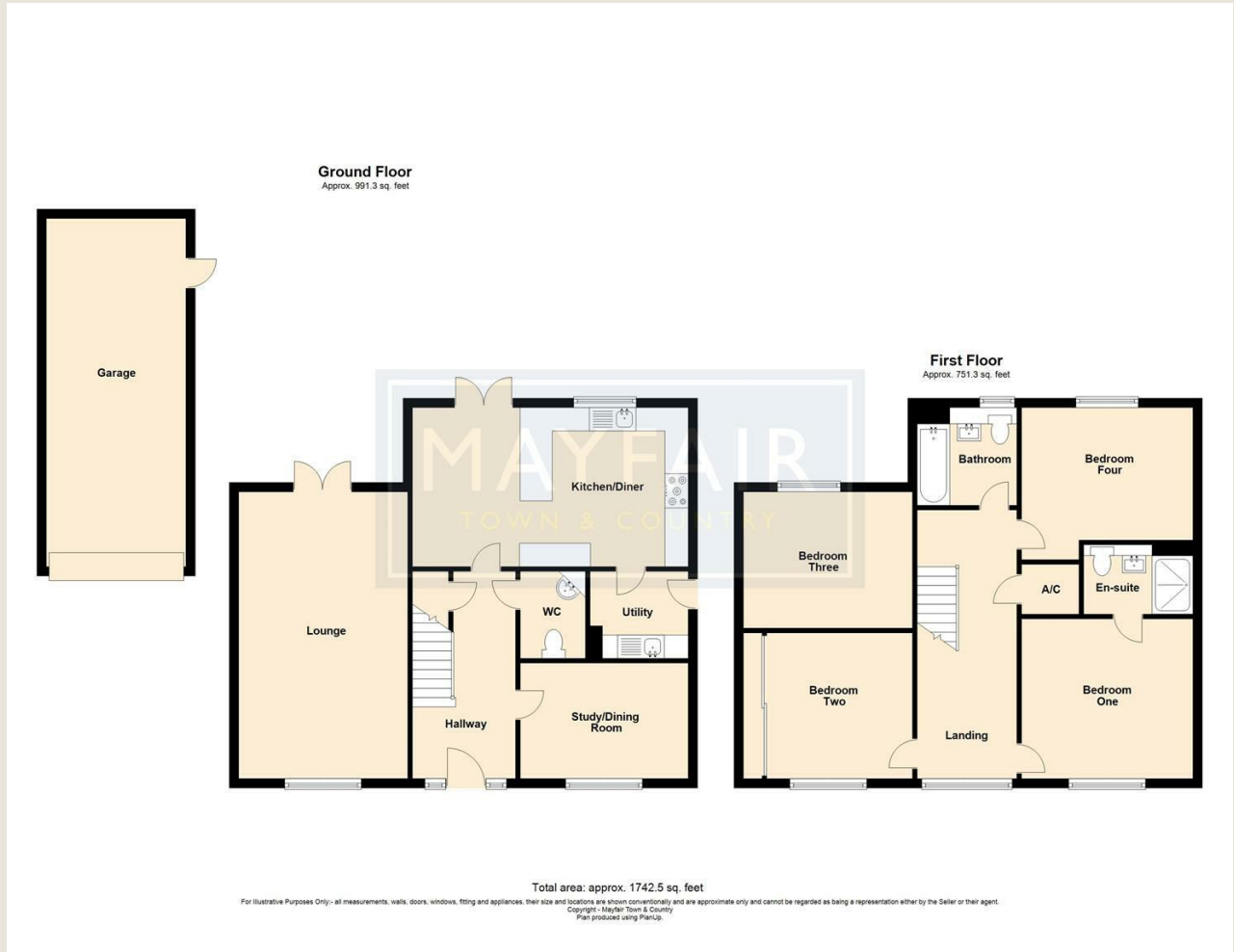
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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)

