



13 PORLOCK CLOSE

Weston-Super-Mare, BS23 4RQ

Price £224,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* FANTASTIC GARDENS! * This extended two bedroom home is an ideal first time buy or for someone looking for that extra outside space. Comprising in brief, entrance hall, lounge, family room, kitchen/diner, salon/store, two bedrooms and refitted bathroom. The second bedroom has currently been split into two separate spaces which would be ideal for young children or a spare bedroom with a walk-in wardrobe or office space. Externally the property boasts one of the largest plots in the area with the main garden to the rear with an additional garden to the side of it accessible through a gate. We highly recommend a viewing to fully understand and appreciate this property, inside and out.



Situation

The local area

Local Authority

North Somerset Council Council Tax Band: A
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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

uPVC sliding door opening into the porch with tiled flooring and door to;

Hallway

uPVC window to side, stairs rising to the first floor landing, radiator, television point and doors to;

Lounge

13'9" × 10'8" (4.19m × 3.25m)

uPVC double glazed bay window to front, built in wall unit housing space for television and fireplace, radiator and sliding door to;

Family Room

9'3" × 8'2" (2.82m × 2.49m)

uPVC double glazed sliding doors to the garden with radiator. A versatile room which is currently being used as a family/play room but could also be used as a dining room.

Kitchen/Diner

13'10" × 8'9" (4.22m × 2.67m)

Dual aspect uPVC double glazed window to side and door to rear opening to the garden, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, built in four ring ceramic hob with oven under and extractor over, space and plumbing for washing machine and fridge/freezer, storage cupboard and door to;

Salon/Storage Room

6'9" × 5'8" (2.06m × 1.73m)

uPVC double glazed door to the front garden, tiled floor, radiator and sink.

Landing

uPVC double glazed window to side, loft access with pull down ladder and doors to;

Bedroom One

10'6" × 10'4" (3.20m × 3.15m)

uPVC double glazed window to rear and radiator.

Bedroom Two

14'4" × 9'3" max (4.37m × 2.82m max)

uPVC double glazed window to front, above stair storage cupboard and radiator. The room has currently been split with a stud wall to allow for their children, both sides measure roughly 9'3" × 6'10".

Bathroom

Obscure uPVC double glazed window to side, refitted bathroom suite comprising low level WC, hand wash basin and P-shaped panelled bath with mains shower head and hand held attachment over, partially tiled walls and radiator.

Rear Garden

The rear of the property is the main garden, with a good size patio entertaining area, the remainder of the garden is laid to lawn and benefits multiple storage sheds. There is an additional parcel of garden which measures approximately 2,075 sq ft, which is leased from North Somerset Council at a peppercorn rent basis and could be available for transfer to the purchaser.

Front Garden

Laid to lawn with a hedge surround.

Agent Note

Please be advised the image labelled 'Plot' is to only be used as a guide and may not be a true representation of the boundaries. The outline also includes the leased area of land from North Somerset Council on a peppercorn basis.

Material Information

PROPERTY DESCRIPTION

We have been advised the following;

Gas- Mains

Electricity- Mains

Parking- Please be advised there is no allocated parking with this property but ample on street parking available.

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.

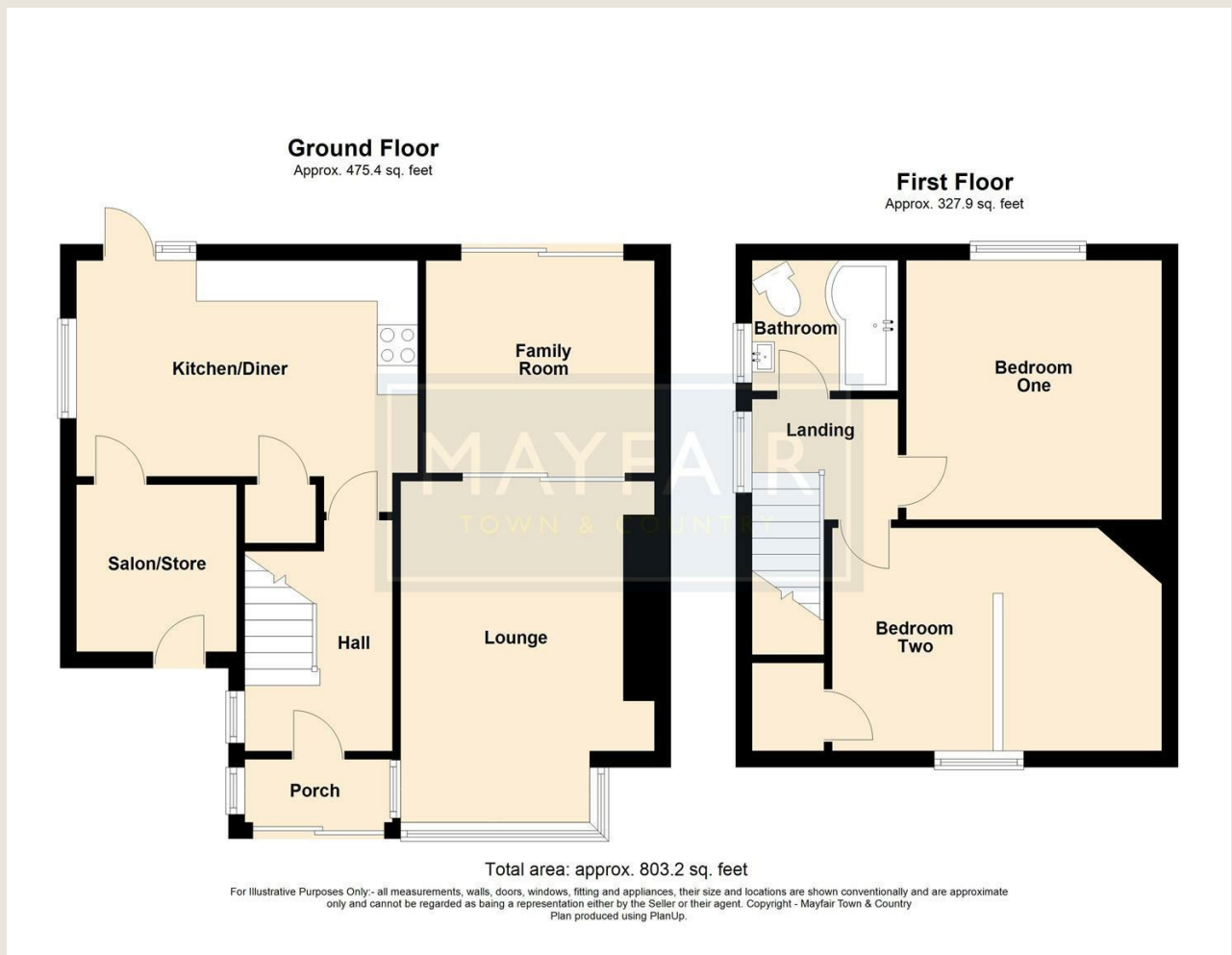
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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)

