



88 THE CORNFIELDS

Weston-Super-Mare, BS22 9DX

Price £525,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXECUTIVE DETACHED HOME WITH NO CHAIN! * Located in the ever sought after area of Wick St. Lawrence resides this spacious four bedroom detached house. With multiple reception rooms boasting living room, dining room, breakfast room, study and added conservatory, allowing space for all the family. Featuring a refitted wet room and en-suite ensuring comfort and convenience for all residents.

Externally positioned on a fantastic plot which benefits a south facing rear garden, double garage, generous front garden and parking will never be an issue with space for several vehicles, making hosting gatherings or having multiple cars a breeze.

Wick St. Lawrence offers a tranquil setting for those seeking a quiet and idyllic lifestyle. Don't miss the opportunity to make this delightful house your new home. Book a viewing today and envision the endless possibilities this property has to offer.

Situation

- 1.46 miles - Junction 21 of the M5
 - 0.68 miles - Priory Secondary School
 - 0.24 miles - St. Marks Primary School
 - 0.36 miles - Central Convenience Shop
 - 0.27 miles - Castle Batch Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E
 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		
(55-68) D	67	80
(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

uPVC double glazed front door opening into the hallway with stairs rising to the first floor landing and 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.

Lounge

17'7" x 10'11" (5.36m x 3.33m)

uPVC double glazed window to front, feature stone gas fireplace, television point, radiator and double doors opening to;

Dining Room

10'8" x 10'3" (3.25m x 3.12m)

Radiator and sliding doors opening to;

Conservatory

11'1" x 10'5" max (3.38m x 3.18m max)

uPVC double glazed windows to rear and both sides with patio doors opening to the garden.

Study

7'2" x 6'9" (2.18m x 2.06m)

uPVC double glazed window to rear and radiator.

Kitchen

12'1" x 8'8" (3.68m x 2.64m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, double electric oven, five ring gas hob with extractor over, integrated slimline dishwasher, radiator and archway to;

Breakfast Area

7'6" x 6'9" (2.29m x 2.06m)

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

Utility Room

7'6" x 5'2" (2.29m x 1.57m)

uPVC double glazed courtesy door to the garden, worktop space with tiled surround, space and plumbing for washing machine and fridge/freezer, wall mounted gas central heating boiler, radiator and courtesy door to the double garage.

Landing

Airing cupboard housing the hot water tank and storage, loft access and doors to;

Bedroom One

17'6" x 13'3" (5.33m x 4.04m)

uPVC double glazed window to front, built-in wardrobes, radiator and door to;

En-suite

7'4" x 6'1" max (2.24m x 1.85m max)

Obscure uPVC double glazed window to front, white suite comprising low level WC, hand wash basin set into storage vanity unit, shower cubicle with rainfall shower over, tiled walls and towel radiator.

Bedroom Two

12'8" x 9'11" (3.86m x 3.02m)

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

Bedroom Three

10'8" x 10'0" (3.25m x 3.05m)

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

PROPERTY DESCRIPTION

Bedroom Four

9'7" x 9'2" max (2.92m x 2.79m max)
uPVC double glazed window to rear and radiator.

Wet Room

Obscure uPVC double glazed window to rear, refitted suite comprising low level WC, hand wash with taps over, walk-in shower area with shower over, towel radiator and tiled walls.

South Facing Rear Garden

A good size and sunny rear garden, fully enclosed by fencing, paved entertaining area, mostly laid to lawn with an array of mature hedges, shrubs and plants, side walkway to the courtesy door to the utility room and side gate to the front of the property.

Double Garage & Driveway

17'7" x 16'6" (5.36m x 5.03m)
The garage has two up and over doors to the front, power, lighting and courtesy door to the utility room. The driveway has space for several vehicles.

Front Garden

The right hand side of the driveway laid to lawn with a mature hedge surround. To the left hand side of the driveway is an area laid to decorative stones and side gate to the rear garden.

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.

Material Information

We have been advised the following:
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.

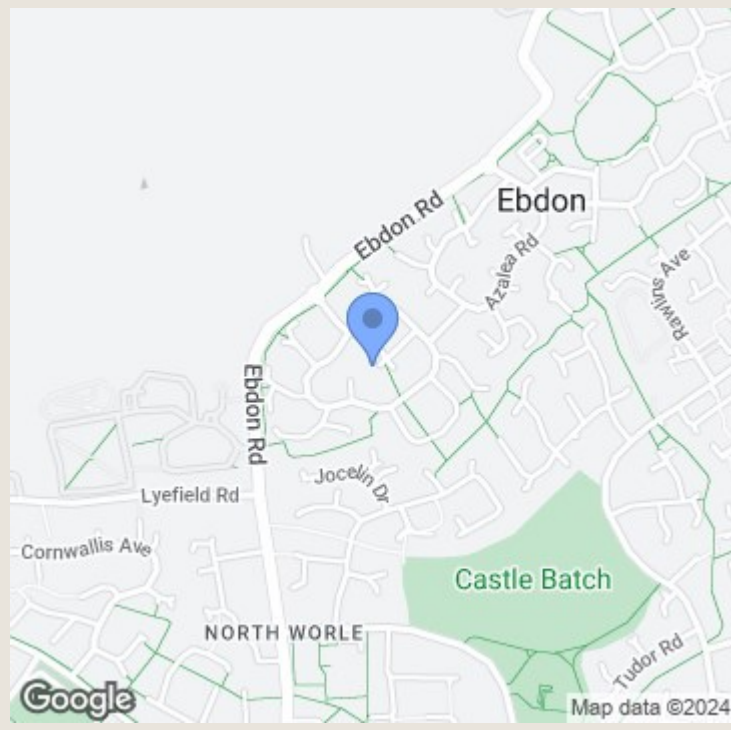
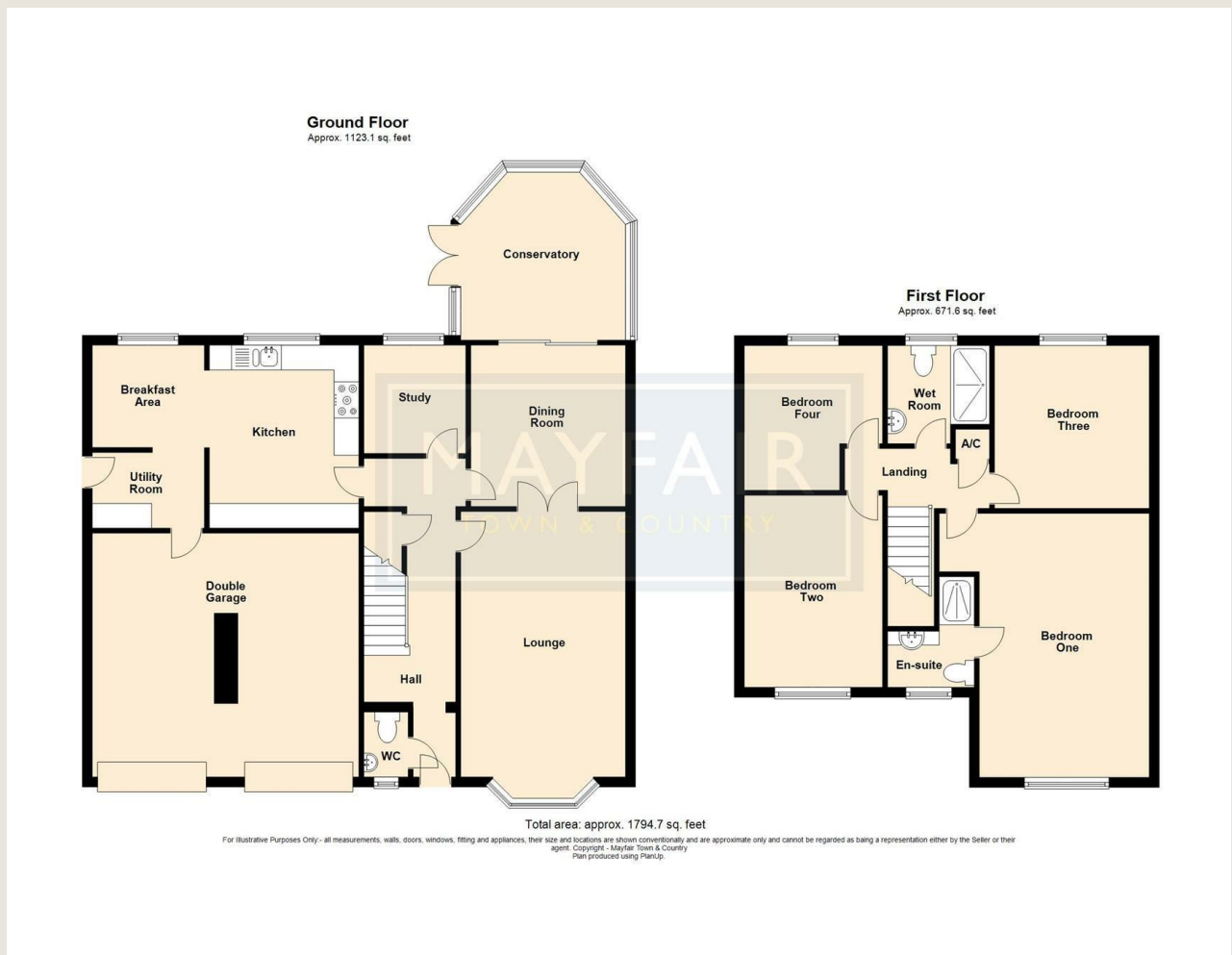
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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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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)

