



64 THOMPSON WAY  
Weston-Super-Mare, BS24 7FJ

Price £450,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* SPACE FOR ALL THE FAMILY! \* Positioned in the ever sought after West Wick area with fantastic access to local schools, shops and amenities resides this impressively extended home. Comprising in brief, entrance hall with downstairs cloakroom, large lounge, breakfast room/reception room, modern fitted kitchen and extended family room with doors out to the garden. The first floor enjoys four good size bedrooms with an en-suite and family bathroom. The second floor boasts the master suite with a stunning bathroom and large bedroom. Externally the property enjoys a fantastic entertaining garden with access to the garage and parking. We highly recommend a viewing to appreciate what this property offers.

## Situation

0.29 miles – St. Anne’s Primary School  
 0.66 miles – Priory Secondary School  
 0.20 miles – Junction 21, M5  
 0.25 miles – Worle Train Station  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset 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

Front door opening into the hallway, stairs rise to the first floor landing with under stair storage, radiator and doors to;

## Downstairs Cloakroom

Obscure double glazed window to rear, white suite comprising low level WC and hand wash basin set into storage vanity unit, radiator and consumer unit.

## Lounge

22'04" × 11'03" (6.81m × 3.43m)

Dual aspect double glazed windows to front and side with views out to an open grass area, a large room with two radiators and television point.

## Breakfast Room/Study

10'3" × 8'04" (3.12m × 2.54m)

A versatile room with double glazed window to front, radiator and archway to;

## Kitchen

12'10" × 13'08" max (3.91m × 4.17m max)

Updated and boasting an abundance of storage, comprising a range of matching high gloss eye and base level units with complimentary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, double mid-height electric oven, integrated dishwasher, space and plumbing for washing machine and fridge/freezer, wall mounted and concealed gas central heating boiler, open aspect to;

## Family/Dining Room

16'07" × 9'09" (5.05m × 2.97m)

Dual aspect double glazed windows with two to side and large windows/sliding doors to the garden, two 'Velux' windows allow natural light to flood the room, tall radiator and television point.

## Landing

Stairs rising to the second floor landing, airing cupboard housing the hot water tank and storage, radiator and doors to;

## Bedroom Two

11'3" × 10'9" (3.43m × 3.28m)

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

## En-suite

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

## Bedroom Three

11'03" × 9'00" (3.43m × 2.74m)

Double glazed window to side and radiator.

## Bedroom Four

10'05" × 9'10" (3.18m × 3.00m)

Double glazed window to front and radiator.

## Bedroom Five

12'2" × 9'00" max (3.71m × 2.74m max )

Double glazed window to side and radiator.

## Bathroom

Obscure double glazed window to rear, suite comprising low level WC, hand wash basin with mixer tap over, panelled bath with shower over and tiled surround, radiator and extractor.

## Second Floor Landing

'Velux' window, storage cupboard and doors to;

# PROPERTY DESCRIPTION

## **Bedroom One**

12'10" x 11'07" (3.91m x 3.53m)

Two 'Velux' windows to front and rear, eaves access and radiator.

## **En-suite/Four Piece Bathroom**

12'10" x 9'10" (3.91m x 3.00m)

Two 'Velux' windows to front and rear, stunning suite comprising low level WC and hand wash basin set into storage vanity unit with 'Bluetooth' connectivity mirror above, freestanding bath with taps and handheld shower attachment over, walk-in shower with glass shower screen and mains 'rainfall' style shower with thermostat controls and towel radiator.

## **Garden**

Perfect for entertaining with the new addition of a paved area, mostly laid to lawn with access to the front and rear of the property, courtesy door to the garage.

## **Garage & Driveway**

16'06" x 8'03" (5.03m x 2.51m)

Up and over door to the front, power and lighting. To the front of the garage is the driveway creating off street parking.









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)

