



192 LONGRIDGE WAY

Weston-Super-Mare, BS24 7HR

Price £265,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* THREE DOUBLE BEDROOMS \* This immaculate town house is located on the outskirts of convenient Weston Village which boasts fantastic access to transport links, including the M5. With spacious accommodation throughout the vendor has kept this property in pristine condition for a new owner to move in and put their bags down.

The ground floor comprises entrance hall with storage and updated downstairs cloakroom suite, kitchen/breakfast room and generous living room with doors to the garden. The first floor benefits two large double bedrooms with refitted bathroom. The top floor is reserved for the master suite which includes a large bedroom with walk-in wardrobe and modern fitted shower room.

Externally the property take advantage of a private and perfect for entertaining rear garden which has gated access which leads to the garage behind the property which is one of very few that has a parking space in front, inside and behind garage. Making this property ideal for a family or those in need to extra storage.

We highly recommend a viewing to appreciate what this property has to offer.

## Situation

0.61 miles - Milton Train Station

1.72 miles - Junction 21 of the M5

0.68 miles - Herons Moor Academy

0.60 miles - Flowerdown Retail Park

Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

12'0" x 3'3" (3.66m x 0.99m)

Front door opening into the hallway, stairs rising to the first floor landing, storage cupboard, radiator, laminate flooring, thermostat and doors to;

## Downstairs Cloakroom

6'1" x 2'9" (1.85m x 0.84m)

Obscure double glazed window to front, updated white suite comprising low level WC and hand wash basin set into storage vanity unit with mixer tap over and tiled surround, radiator and laminate flooring.

## Kitchen/Breakfast Room

12'0" x 6'2" (3.66m x 1.88m)

Double glazed window to front, 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, four ring gas hob with extractor over and electric oven below, space and plumbing for fridge/freezer, washing machine and tumble dryer, breakfast bar/additional worktop space, wall mounted and concealed gas boiler, radiator and vinyl flooring.

## Living Room

17'8" x 13'0" max measurements (5.38m x 3.96m max measurements)

Double glazed windows to rear, under-stair storage cupboard, radiator, television point and telephone point, radiator and double glazed doors opening to the garden.

## First Floor Landing

Stairs rising to the second floor landing, radiator and doors to;

## Bedroom Two

13'0" x 10'5" max (3.96m x 3.18m max)

Double glazed window to rear and radiator.

## Bedroom Three

13'0" x 10'3" (3.96m x 3.12m)

Double glazed window to front and radiator.

## Bathroom

6'4" x 6'3" (1.93m x 1.91m)

Refitted white suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap and tiled surround, panelled jacuzzi bath with mixer tap over and tiled surround, radiator, extractor and vinyl flooring.

## Second Floor Landing

Door to;

## Bedroom One

12'6" x 13'0" (3.81m x 3.96m)

Double glazed window to front, radiator, television point and door to Bedroom One and the Shower Room.

## Walk-in Wardrobe

8'11" x 4'1" (2.72m x 1.24m)

Ample hanging space, radiator and airing cupboard housing the hot water tank and storage.

## Shower Room

8'5" x 5'4" (2.57m x 1.63m)

Double glazed 'Velux' window to rear, refitted suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, walk-in shower with mains rainfall style shower over and separate handheld showerhead attachment, extractor and radiator.

## Rear Garden

A great size and benefitting from being low maintenance, the rear garden is laid to attractive paving which is ideal for entertaining with a raised planter to the rear, fully enclosed by fencing and a courtesy gate provides pedestrian access to;

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## Garage & Parking

18'5" x 8'6" (5.61m x 2.59m)

The garage is situated directly behind the property, below a coach house - with up and over doors to the front and rear creating through access to an additional parking space on the other side of the garage. With the parking space in front of the garage, there is potential for three parking spaces all together.

## Material Information

We have been advised the following;

Gas- Mains

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

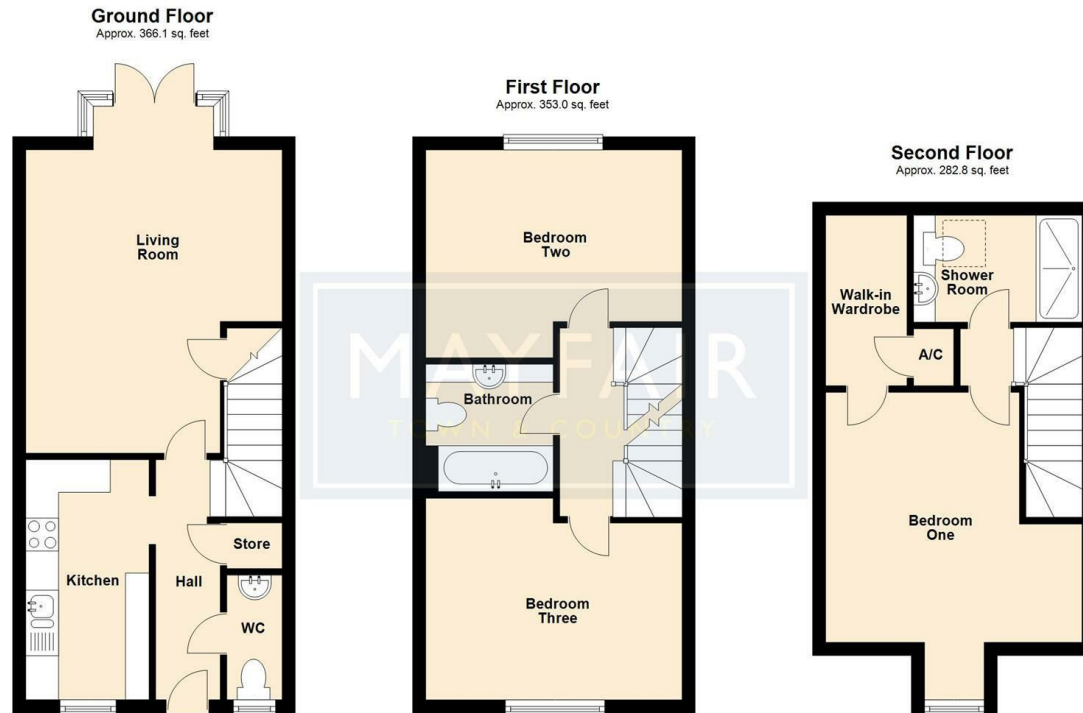
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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](http://map.n-somerset.gov.uk/DandE.html).









Total area: approx. 1001.9 sq. feet

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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)

