



125 TURNOCK GARDENS

Weston-Super-Mare, BS24 7FT

Price £259,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

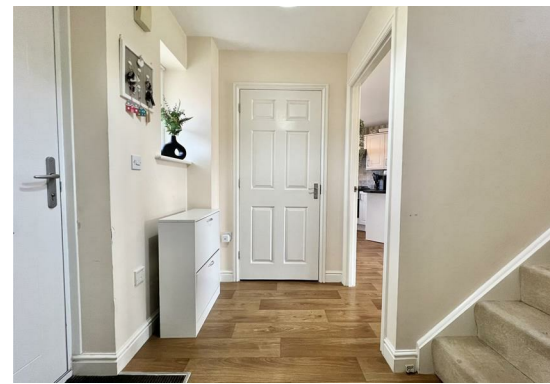
* WELL PRESENTED FAMILY HOME * Located in the ever popular and convenient West Wick resides this ideal first time buy or for families looking for a bit of extra space. A quirky and spacious design that offers more than the standard three bedroom homes in the area. Comprising in brief, hallway, downstairs cloakroom, front to back lounge, spacious kitchen/diner, three good size bedrooms with en-suite to master bedroom and family bathroom. Externally enjoying a good size and low maintenance rear garden with access to the garage. NOW WITH NO ONWARD CHAIN COMPLICATIONS - We highly recommend a viewing at your earliest convenience.

Situation

0.46 miles – Junction 21, M5
 0.93 miles – Priory Secondary School
 0.06 miles – St. Anne's Primary School
 0.59 miles – Worle Parkway Train Station
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

6'7" x 5'1" (2.01m x 1.55m)

Updated composite front door opening into the hallway, uPVC double glazed window to front, stairs rising to the first floor landing, vinyl flooring and doors to;

Downstairs Cloakroom

5'1" x 2'10" (1.55m x 0.86m)

Obscure uPVC double glazed window to front, white suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator, vinyl flooring and consumer unit.

Lounge

17'10" x 9'8" (5.44m x 2.95m)

Dual aspect with uPVC double glazed window to front and sliding patio doors to the rear opening to the garden, feature electric fireplace, two radiators, television point, doors to the hallway and the kitchen/dining room.

Kitchen/Dining Room

22'0" x 12'5" max (6.71m x 3.78m max)

Dual aspect with uPVC double glazed window to front and sliding patio doors to the rear opening to the garden, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and inset electric oven below, space for fridge/freezer and plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating boiler, ample space for dining table and chairs, under-stair storage cupboard, radiator and vinyl flooring.

Landing

11'5" x 9'7" max (3.48m x 2.92m max)

uPVC double glazed window to rear, above stair airing cupboard, loft access, radiator and doors to;

Bedroom One

13'5" x 10'5" max (4.09m x 3.18m max)

Two uPVC double glazed windows to front, radiator and door to;

En-suite

6'10" x 6'6" (2.08m x 1.98m)

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

Bedroom Two

9'10" x 9'0" (3.00m x 2.74m)

uPVC double glazed window to front and radiator.

Bedroom Three

8'5" x 6'7" (2.57m x 2.01m)

uPVC double glazed window to rear and radiator.

Bathroom

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

Rear Garden

Enjoying a sunny aspect and low maintenance, the rear garden is mostly laid to a paving creating an ideal entertaining area, wooden sleepers divide the rear of the garden which is laid to decorative stones, fully enclosed by fencing and rear courtesy door to the garage.

Garage

18'11" x 9'4" (5.77m x 2.84m)

With up and over door to the front, power, lighting and tap, partially boarded loft space, courtesy door to the garden.

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.

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

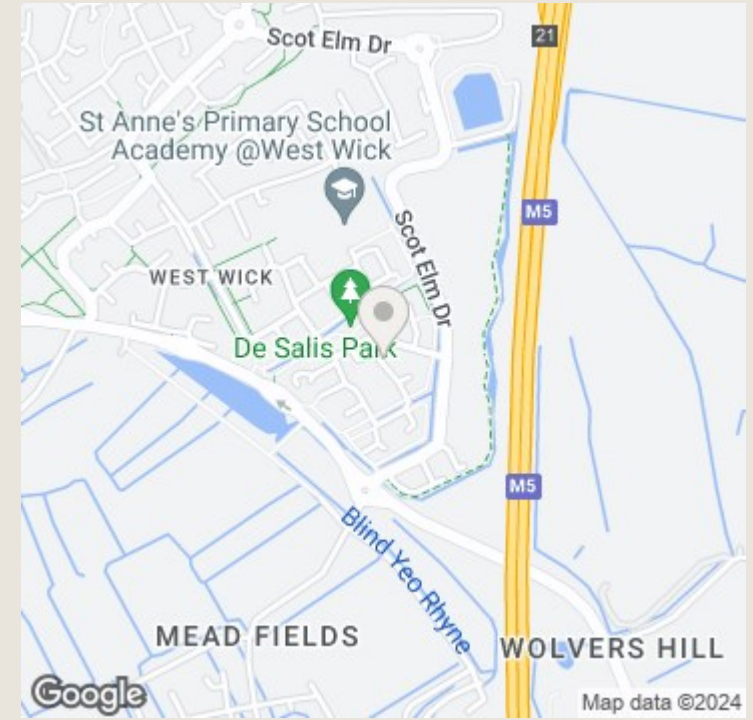
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

