



12 MYRTLEBERRY MEAD

Weston-Super-Mare, BS22 9TR

Price £357,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

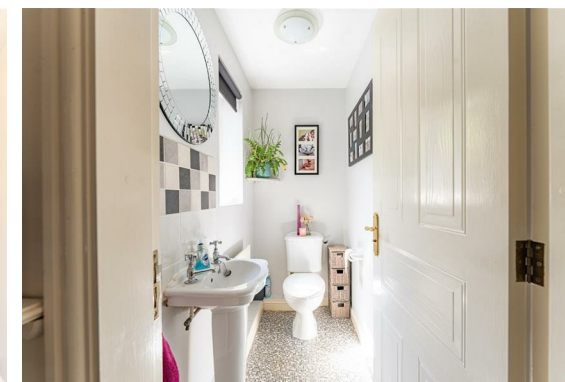
* FANTASTIC CORNER PLOT * Mayfair Town & Country are thrilled to welcome to the market this well designed detached home. Positioned in a quiet cul-de-sac within the ever sought after Wick St. Lawrence area with easy access to popular primary and secondary schools, along with commuter links that include Worle train station and the M5. The ground floor boasts hallway with downstairs cloakroom, kitchen/dining room and lounge with doors to the sunny garden. Upstairs enjoys three good size bedrooms with en-suite and refitted bathroom. The property sits on a great corner plot with a sunny rear garden, front and side gardens, detached garage and driveway with space for multiple vehicles.

Situation

1.01 miles - Worle Train Station
 1.34 miles - Junction 21 of the M5
 0.60 miles - Priory Secondary School
 0.70 miles - Sainsbury's Supermarket
 0.11 miles - Castle Batch Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 Hall

Front door opening into the hallway, uPVC double glazed window to side, stairs rising to the first floor landing, telephone point, laminate flooring, coving and doors to;

Downstairs Cloakroom

6'7" x 3'4" (2.01m x 1.02m)

Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin with taps over and tiled surround.

Kitchen/Dining Room

16'1" x 9'11" (4.90m x 3.02m)

uPVC double glazed bay window and window to front, the kitchen is fitted with a range of matching eye and base level units with worktop space over, inset sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and inset electric oven, space for fridge/freezer and plumbing for washing machine, wall mounted gas central heating boiler, under-stair storage cupboard, ample space for dining table and chairs, radiator, tiled flooring and updated composite courtesy door to the driveway.

Lounge

17'6" x 11'1" (5.33m x 3.38m)

Dual aspect uPVC double glazed window to side and uPVC sliding doors to the garden, television point, laminate flooring and radiator.

Landing

uPVC double glazed window to side, loft access, radiator and doors to;

Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

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

En-suite

Obscure uPVC double glazed window to side, white suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with mains shower over and tiled surround, radiator and extractor.

Bedroom Two

11'7" x 10'2" (3.53m x 3.10m)

Dual aspect uPVC double glazed windows to front and side, airing cupboard and radiator.

Bedroom Three

8'1" x 6'11" (2.46m x 2.11m)

uPVC double glazed window to front and radiator.

Bathroom

6'2" x 5'5" (1.88m x 1.65m)

Obscure uPVC double glazed window to rear, refitted white suite comprising low level WC, hand wash basin with mixer tap over, L shape panelled bath with mains rainfall style shower over and handheld shower head attachment, tiled walls, vinyl flooring, towel radiator, shaver point and extractor.

Rear Garden

A sunny and impressively private rear garden, partially laid to paving - ideal for entertaining, the remainder is laid to artificial grass, outside tap, enclosed by fencing with side gate to the driveway and courtesy door to the garage.

Garage

17'0" x 8'6" (5.18m x 2.59m)

Up and over door to the front, power, lighting and courtesy door to the garden.

Driveway & Front Garden

The tarmac driveway leads to the garage and creates off street parking for multiple vehicles. The front garden enjoys an array of plants and hedges, partially laid to decorative stone with a paved walkway to the front door.

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.

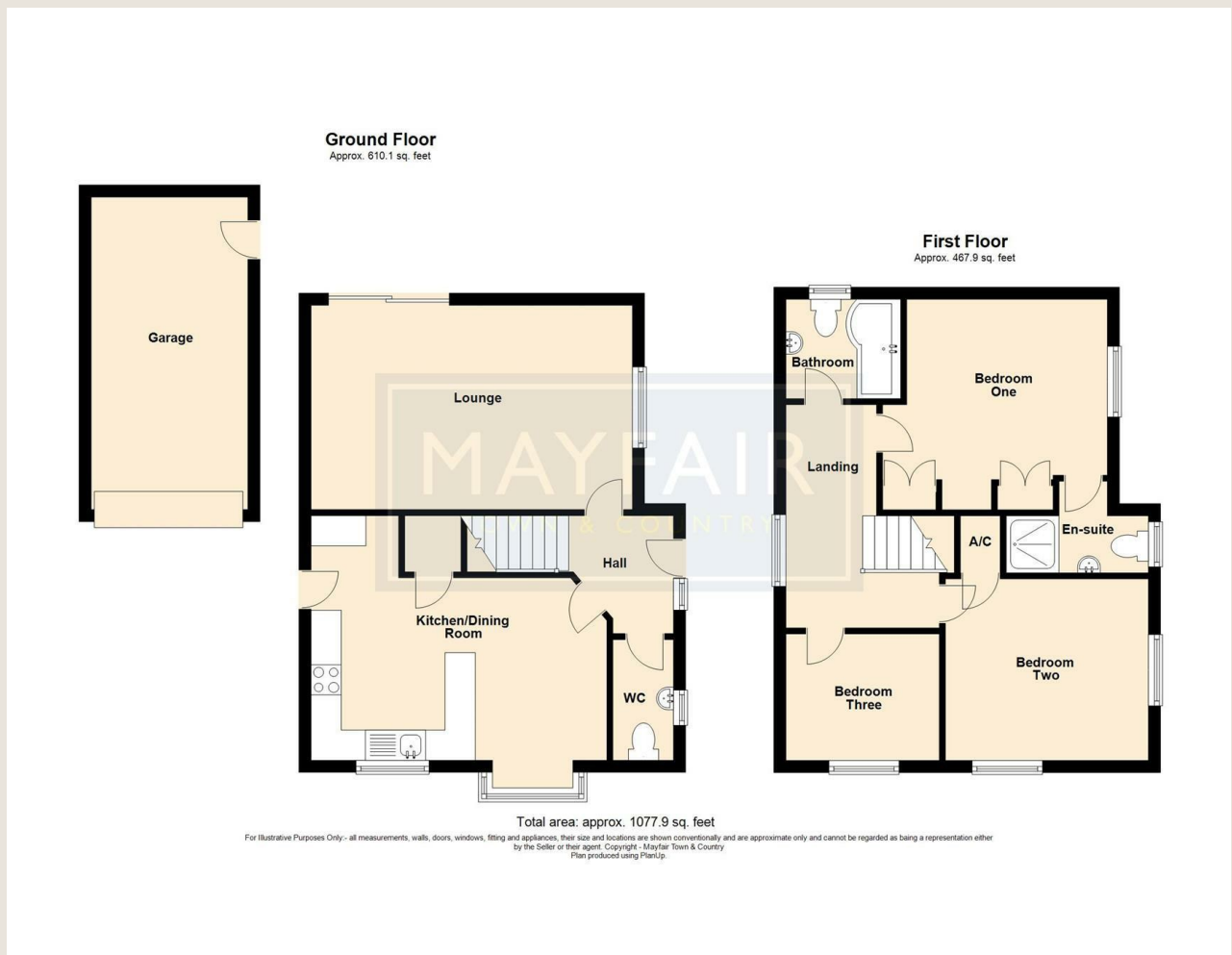
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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)

