



6 SWALLOW GARDENS

Weston-Super-Mare, BS22 8RU

Price £320,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DETACHED BUNGALOW WITH NO CHAIN! * Situated in quiet and tucked away position with the benefit of an updated shower room. This detached bungalow is well presented and ready to move into with easy access to local transport links and on a level position to local shops and amenities. Comprising of Entrance Hall, 21ft Lounge/Dining Room, Lean to Conservatory, Kitchen, Three Bedrooms and Refitted Shower Room. Outside there are well maintained gardens, single garage with sheltered access directly into the property and driveway for three cars. An internal viewing is highly recommended.

Situation

0.09 miles - Bus Stop
0.54 miles - Worle High Street
0.34 miles - Milton Train Station
1.80 miles - Junction 21 of the M5
0.32 miles - Local Convenience Shop
0.21 miles - Mead Vale Primary School
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	
(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

Entrance Hall

Covered porch with outside light, uPVC double glazed front door opening into the entrance hall with access to part boarded loft space with light, built in storage cupboard, additional storage cupboard housing wall mounted gas boiler, thermostat control, radiator and doors to;

Lounge/Dining Room

6.60 x 3.05 max

Feature coal effect gas fire, television and telephone point, two radiators, coved ceiling, uPVC double glazed patio doors to;

Lean to Conservatory

9'8" x 7'5" (2.95 x 2.26)

Tiled flooring and rear door access to garden.

Kitchen

9'1" x 7'9" (2.77 x 2.36)

uPVC double glazed window to rear, fitted with base units with work surfaces over, inset stainless steel single drainer sink unit with central mixer tap over, gas cooker and hob, space for fridge, plumbing for washing machine, vinyl flooring, inset lamp/heater/extractor fan, obscure uPVC double glazed door to side.

Bedroom One

15'1" x 9'1" (4.60 x 2.77)

Full-height uPVC double glazed window to front, television point, coved ceiling and radiator.

Bedroom Two

10'1" x 9'1" (3.07 x 2.77)

uPVC double glazed window to front, coved ceiling and radiator.

Bedroom Three

2.31 max x 2.13

uPVC double glazed window to side, coved ceiling and radiator.

Refitted Shower Room

7'5" x 5'4" (2.26 x 1.63)

Two uPVC obscure double glazed windows to side, fitted with a white suite comprising of corner shower cubicle with 'Mira' shower, close coupled WC, pedestal wash hand basin, fully tiled walls, tiled flooring, shaver point and radiator.

Outside

The front garden is laid to lawn with hedge borders. Hard standing driveway provides off street parking for 3 cars leading to garage. uPVC entrance door accessing undercover walkway to kitchen door and rear garden and courtesy door to garage. The rear garden is fully enclosed with fence and hedge boundaries, laid mainly to lawn with patio area. Covered storage area to one side of the property.

Garage

19'2" x 7'10" (5.84 x 2.39)

With up-and-over door, power and light.

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

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)

