



**14 CHARTER ROAD**

Weston-Super-Mare, BS22 8LW

**Price £292,500**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* LARGE & SOUTH FACING GARDEN \* Offering space for all the family in a convenient location resides this ideal four bedroom semi-detached home. The ground floor comprises in brief, extended hallway, lounge and modern fitted kitchen/diner. The first floor boasts three good size bedrooms and shower room - with the second floor enjoying an additional double bedroom with en-suite. Externally the property boasts an impressive, private and south facing rear garden with a generous store room which also creates access to the front of the property with its off street parking. Only a stone's throw from transport links, shops and amenities - we highly recommend a viewing to appreciate what this home has to offer your family.

## Situation

2.54 miles - Junction 21, M5

1.33 miles - Weston Sea Front

0.36 miles - Milton Train Station

0.28 miles - Hutton Moor Leisure Centre

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Composite front door opening into the hallway, double uPVC double glazed window to side, stairs rising to the first floor landing and door to;

## Lounge

12'9" x 10'6" (3.89m x 3.20m)

uPVC double glazed bay window to front, radiator, television and telephone points, archway to;

## Kitchen/Diner

16'1" x 10'4" (4.90m x 3.15m)

The kitchen is fitted with a range of high gloss eye and base level units with worktop space over and 'metro' style tiled surround, inset sink with adjacent drainer and mixer tap over, two mid-height electric ovens and four ring electric hob with extractor over, integrated wine fridge, space for fridge/freezer and tumble dryer, plumbing for washing machine, wall mounted gas central heating combination boiler, ample space for dining table and chairs, tall radiator and uPVC double glazed doors opening to the garden.

## First Floor Landing

uPVC double glazed window to side, stairs rising to the second floor and doors to;

## Bedroom Two

12'9" x 9'5" (3.89m x 2.87m)

uPVC double glazed bay window to front and radiator.

## Bedroom Three

10'5" x 10'3" (3.18m x 3.12m)

uPVC double glazed window to rear and radiator.

## Bedroom Four

6'5" x 6'3" (1.96m x 1.91m)

uPVC double glazed window to front and radiator.

## Shower Room

5'5" x 4'8" (1.65m x 1.42m)

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

## Second Floor Landing

Glazed window from the en-suite allowing natural light and door to;

## Bedroom One

15'2" x 10'7" max measurements (4.62m x 3.23m max measurements)

uPVC double glazed window to rear, radiator and door to;

## En-suite

7'9" x 4'6" (2.36m x 1.37m)

Obscure uPVC double glazed window to rear and obscure glazed window to landing, suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with taps over and shower attachment, partially tiled walls, towel radiator and extractor.

## Rear Garden

Enjoying a private and south facing aspect, the rear garden has a generous size decked entertaining area with outside storage cupboard and courtesy door to the store with access to the front of the property, the middle of the garden is laid to lawn with a decked bridge to an additional decked area/stone area to the rear, the garden is fully enclosed by fencing.

## Driveway & Store/Rear Access

9'11" x 6'1" (3.02m x 1.85m)

The driveway allows off street parking for at least one vehicle. There is an electric roller door to the front opening to an ideal storage room with rear courtesy door creating access to the garden.

## Material Information

## PROPERTY DESCRIPTION

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).

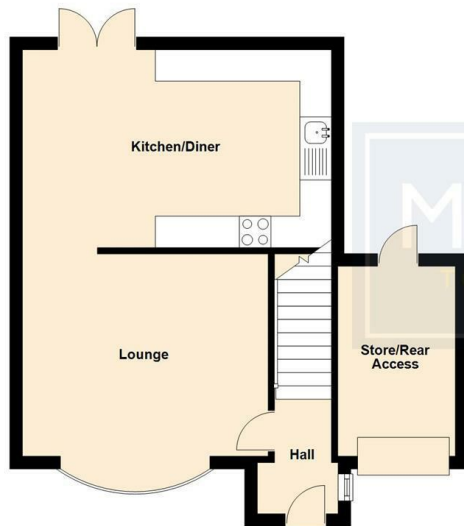
Agent Note- In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The seller of this property is related to an employee of Mayfair Town & Country.



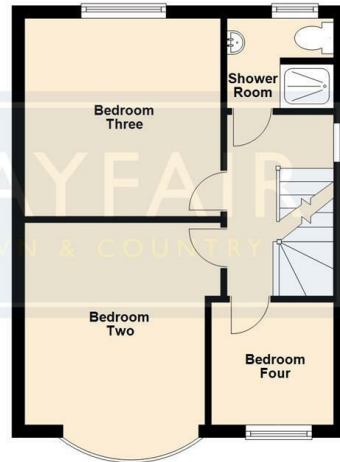




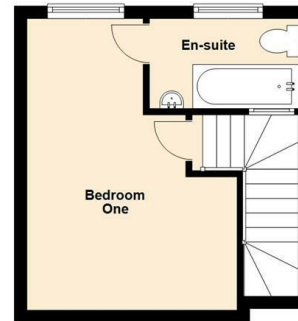
**Ground Floor**  
Approx. 419.5 sq. feet



**First Floor**  
Approx. 343.1 sq. feet



**Second Floor**  
Approx. 212.0 sq. feet



Total area: approx. 974.6 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



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:  
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

