



20 VERELAND ROAD

Weston-Super-Mare, BS24 9TF

Price £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SPACIOUS BUNGALOW WITH LOVELY VIEWS * Situated in the ever popular and quiet village of Hutton resides this roomy two/three bedroom link-detached bungalow. Offering rear views over Weston & Worle this property offers versatile accommodation which comprises entrance hall with storage, kitchen, living room, refitted bathroom, two/three bedrooms to suit the buyer's needs and a generous size conservatory. Externally benefitting a good size and private rear gardens with far reaching views, there is also an extended garage/workshop, carport and driveway providing ample off street parking. Whether you're looking to downsize, start a new chapter, or simply enjoy the ease of bungalow living, this property on Vereland Road offers a wonderful opportunity to create a warm and welcoming home. Don't miss out on the chance to make this charming bungalow your own and book a viewing today.

Situation

0.3 miles – The Old Inn
 1.9 miles – Weston Hospital
 2.4 miles – Weston Sea Front
 2.6 miles – Junction 21 of the M5
 Distances are approximate & sourced from Google Maps

Local Authority

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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

uPVC double glazed front door opening into the hallway, cupboard housing the consumer unit, additional storage cupboard, thermostat controls, radiator, loft access and doors to;

Kitchen

10'4" x 9'1" max (3.15m x 2.77m max)

uPVC double glazed window to front, the kitchen comprises a range of 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, space for gas cooker, fridge/freezer and plumbing for washing machine and wall mounted gas central heating combination boiler.

Living Room

18'2" x 13'0" (5.54m x 3.96m)

uPVC double glazed window to front, gas fireplace, radiator and telephone point.

Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Obscure uPVC double glazed window to side, refitted bathroom suite comprising low level WC with hand sensor flush controls, hand wash basin set into storage vanity unit and panelled bath with mains shower over and tiled surround, towel radiator and downlights.

Bedroom One

14'1" x 12'2" narrowing to 8'8" (4.29m x 3.71m narrowing to 2.64m)

uPVC double glazed sliding patio doors to the garden, generous built-in wardrobes and radiator.

Bedroom Three

9'5" x 6'1" (2.87m x 1.85m)

uPVC double glazed window to rear and radiator.

Bedroom Two/Current Reception Room

12'5" x 8'4" (3.78m x 2.54m)

Radiator and uPVC double glazed sliding patio doors opening to;

Conservatory

13'9" x 9'6" (4.19m x 2.90m)

uPVC double glazed windows to both side and rear overlooking the beautifully kept garden, power, lighting and double doors opening to the garden.

Rear Garden

Enjoying an elevated position with far-reaching views across Weston & Worle the rear gardens have been wonderfully maintained. Stepping from the conservatory onto a paved entertaining area, the remainder is laid to lawn with an array of beautiful flowers, plants and hedges, there are outdoor power sockets and a courtesy door creating access to the workshop and garage.

Workshop

11'9" x 7'0" (3.58m x 2.13m)

Window to rear, power, lighting, courtesy door to the garden and internal door to;

Garage

16'5" x 8'0" (5.00m x 2.44m)

Up and over door to the front, window to side and door to the workshop.

Driveway & Front Garden

The tarmac driveway allows off street parking for several vehicles. The front garden is laid to slate chippings with an array of mature plants and hedges. The front garden could also be adapted by a prospective buyer if they wished to create additional off street parking.

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.

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

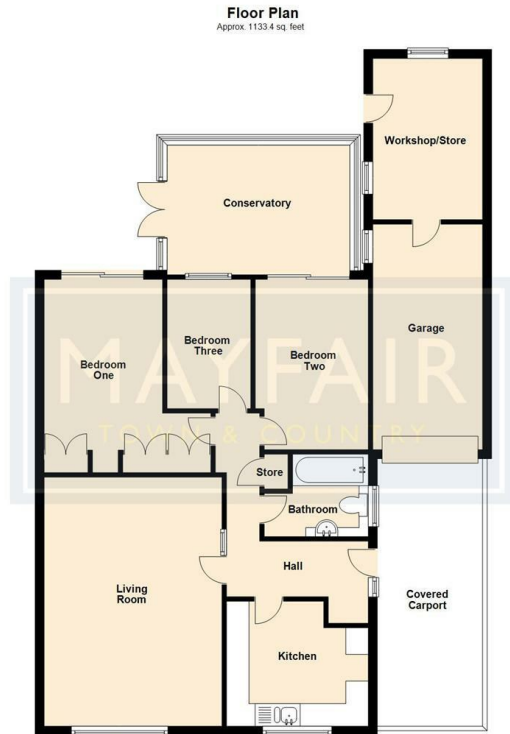
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

Agent Note- Please be advised this property has no onward chain complications but does require probate which is currently being dealt with by solicitors. We don't currently have a timeframe on when probate will be granted.









Total area: approx. 1133.4 sq. feet
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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

