



37 MCCRAE ROAD

Weston-super-Mare, BS24 7NJ

Price £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

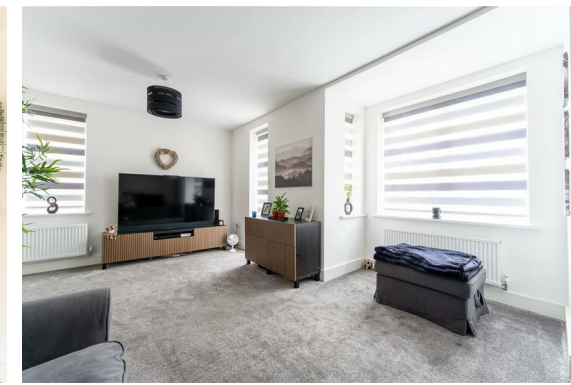
* IMMACULATE, SPACIOUS AND WELL DESIGNED HOME * In this agent's opinion, one of the best designed town houses available and built by renowned developer St. Modwen in the ever popular Locking Parklands. This spacious property boasts on its ground level; an entrance hall with downstairs cloakroom and storage, lounge with bay window recess and modern fitted kitchen/dining room with fully integrated appliances. The first floor benefits from the first of the family bathrooms and two large double bedrooms, including the master bedroom with built-in wardrobes and en-suite. The second floor brags a further two double bedrooms and another family bathroom - all making this the perfect home with all the space and large or growing family needs. Externally, the rear the property enjoys a good size and private rear garden with courtesy door access to the over 23FT garage with ample off street parking in front. Locking Parklands is an increasingly popular area with newly built and popular primary and secondary schools on its door step, along with easy access to transport links including junction 21 of the M5.

Situation

1.49 miles - Landing Light Pub
 1.00 miles - Morrisons Supermarket
 0.45 miles - Co-op Convenience Shop
 1.64 miles - Junction 21, M5 Motorway
 3.02 miles - Weston-super-Mare Sea Front
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	96
(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

Hallway

Composite front door opening into the entrance hallway, tall uPVC double glazed window, stairs rising to the first floor landing, thermostat controls, radiator, tiled flooring and doors to;

Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, tiled flooring, radiator and generous storage cupboard housing the solar panel and electric meters.

Lounge

18'3" x 12'8" max (5.56m x 3.86m max)

Dual aspect uPVC double glazed windows to front and side with fitted blinds, bay recess, two radiators, television and telephone point.

Kitchen/Dining Room

18'3" x 9'5" (5.56m x 2.87m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over over, inset sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over, mid-height electric oven, integrated fridge/freezer, washing machine and dishwasher, ample space for dining table and chairs, tiled flooring, radiator and uPVC double glazed patio doors opening to the garden.

First Floor Landing

10'7" x 8'6" (3.23m x 2.59m)

Stairs rising to the second floor landing, radiator and doors to;

Bedroom One

16'6" x 9'6" max (5.03m x 2.90m max)

uPVC double glazed window to front and doors opening to the balcony, fitted mirror fronted wardrobes, radiator and door to;

En-suite

7'4" x 4'10" (2.24m x 1.47m)

Modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, large shower cubicle with mains shower over and tiled surround, radiator and extractor.

Bedroom Two

18'3" x 9'5" (5.56m x 2.87m)

Two uPVC double glazed windows to rear and radiator.

Bathroom

7'0" x 7'4" (2.13m x 2.24m)

Obscure uPVC double glazed window to side, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower over and tiled surround, radiator and extractor.

Second Floor Landing

9'6" x 8'7" (2.90m x 2.62m)

Loft access hatch, radiator and doors to;

Bedroom Three

12'4" x 9'10" (3.76m x 3.00m)

uPVC double glazed window to front and radiator.

Bedroom Four

12'4" x 9'6" (3.76m x 2.90m)

uPVC double glazed window to rear, airing cupboard housing the pressurised hot water tank and storage, radiator.

Bathroom

8'6" x 5'7" (2.59m x 1.70m)

Modern suite suite comprising low level WC, hand wash basin with mixer

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tap over and tiled surround, panelled bath with taps, mains shower over and tiled surround, radiator and extractor.

Rear Garden

Enjoying a west facing aspect, the rear garden enjoys an impressive amount of privacy. Stepping from the kitchen/dining room onto a raised decked area with paving and decorative stones, with the remainder laid to lawn with a planter boarder. Courtesy door to the garage and gate to the driveway.

Garage & Driveway

23'9" x 10'9" (7.24m x 3.28m)

The garage has an up and over door to the front, power, lighting and courtesy door to the garden. The driveway, located in front of the garage provides off street parking for at least two vehicles, possibly three depending on their size.

Material Information

We have been advised the following;

Solar Panels- This property benefits from multiple solar panels and the energy they produce.

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.

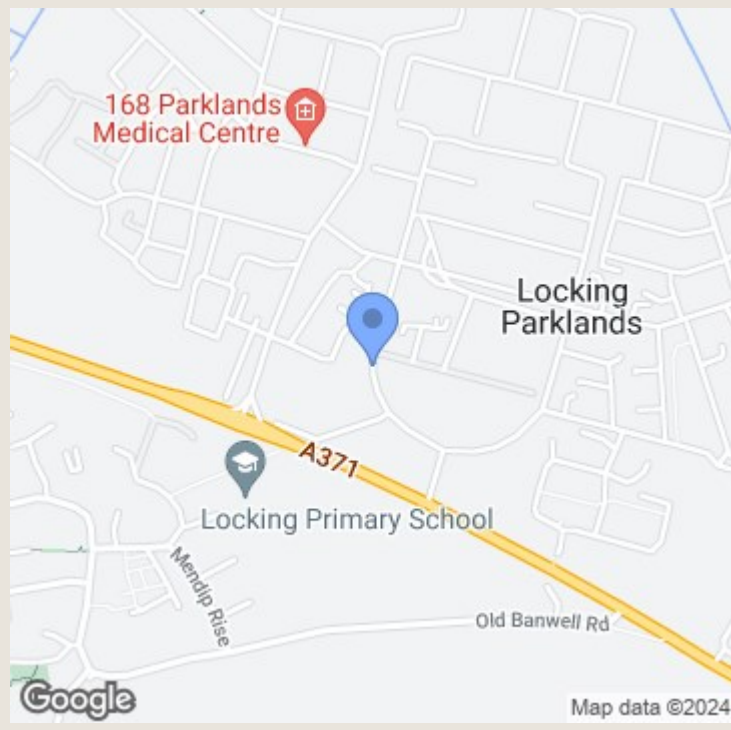
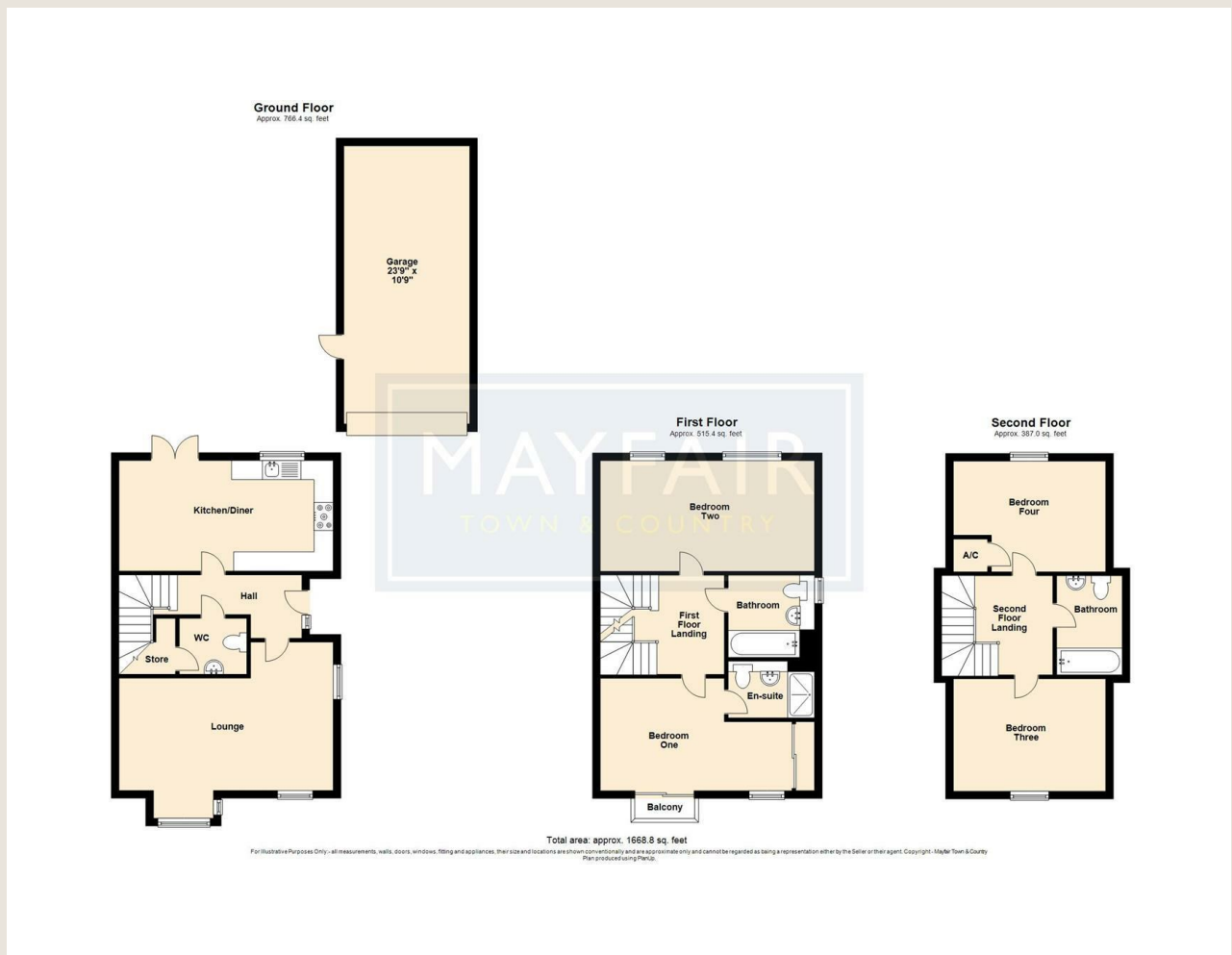
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

Agent Note- We have been advised this property is FREEHOLD with an area charge of roughly £300 per annum for the upkeep of the area.









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

