



**3 POLESTAR WAY**

Weston-Super-Mare, BS24 7BT

**Asking Price £389,999**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* DETACHED FAMILY HOME WITH DOUBLE DETACHED GARAGE! \* This wonderful and spacious four DOUBLE bedroom family home offers an abundance of space for a growing family. Downstairs enjoys entrance hall, downstairs cloakroom, 21FT lounge, separate dining room, kitchen/breakfast room with utility room. Upstairs benefits from four double bedrooms with en-suite to master and family bathroom. Externally boasting a good size westerly facing garden, double detached garage and an impressive driveway allowing off street parking for several vehicles. Conveniently located with easy access to local schools, shops and amenities, along with ideal commuter links with its close proximity to Worle train station and the M5! We highly recommend a viewing to appreciate what this property has to offer.

## Situation

1.27 miles - Junction 21, M5  
 0.68 miles - Worle Train Station  
 0.27 miles - Heron Moor Academy  
 0.99 miles - Flowerdown Retail Park  
 0.42 miles - Morrisons Supermarket  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Front door opening into the hallway, stairs rising to the first floor landing with under-stair storage, radiator and doors to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to rear, white suite comprising low level WC and corner hand wash basin with tap over, radiator.

## Lounge

21'5" x 10'8" (6.53m x 3.25m)

Dual aspect with uPVC double glazed window to front and patio doors to the rear opening to the garden, inset electric fireplace, radiator, television point.

## Dining Room

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

uPVC double glazed window to front and radiator.

## Kitchen/Breakfast Room

12'6" x 9'7" (3.81m x 2.92m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset four ring gas hob with extractor over, electric oven, space for fridge/freezer, plumbing for dishwasher, radiator and door to;

## Utility Room

6'3" x 6'0" (1.91m x 1.83m)

Base units matching those of the kitchen with worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, extractor, uPVC double glazed door opening to the garden.

## Landing

Airing cupboard and doors to;

## Bedroom One

12'3" x 10'11" (3.73m x 3.33m)

uPVC double glazed window to front, built-in wardrobe, radiator and door to;

## En-suite

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin set into storage vanity unit, shower cubicle with mains shower over and tiled surround, radiator and extractor.

## Bedroom Two

14'2" x 9'8" (4.32m x 2.95m)

uPVC double glazed window to front and radiator.

## Bedroom Three

9'8" x 8'11" (2.95m x 2.72m)

uPVC double glazed window to rear, built-in wardrobe and radiator.

## Bedroom Four

9'9" x 8'6" (2.97m x 2.59m )

uPVC double glazed window to rear and radiator.

## Bathroom

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

## Rear Garden

Enjoying a westerly facing aspect, the rear garden is enclosed by fencing with side gate access. Mostly laid to lawn with a raised planter and a raised decked entertaining area.

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## **Double Garage & Driveway**

17'8" x 17'3" (5.38m x 5.26m)

Two up and over doors to the front, power and lighting. Situated in front of the garage is the driveway allowing off street parking for several vehicles.

## **Material Information**

We have been advised the following;

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).

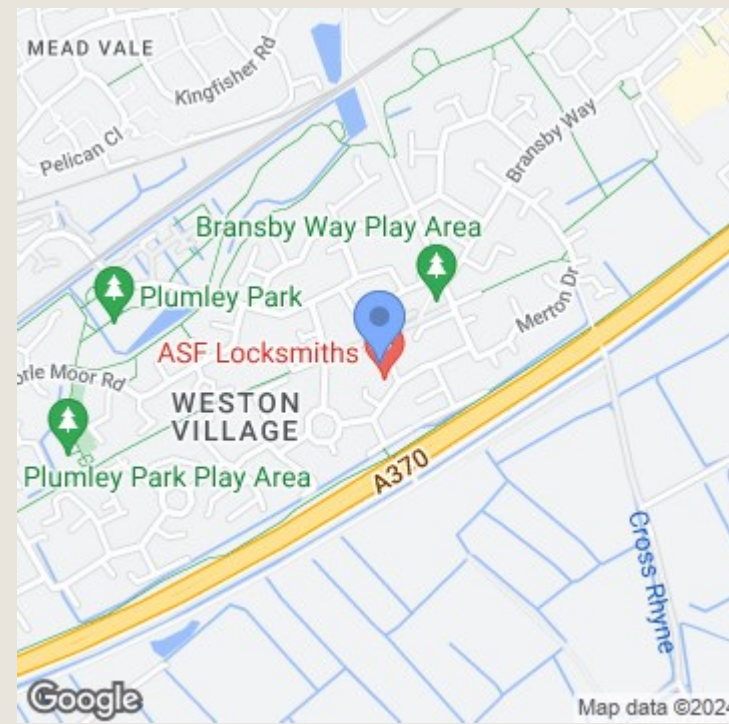
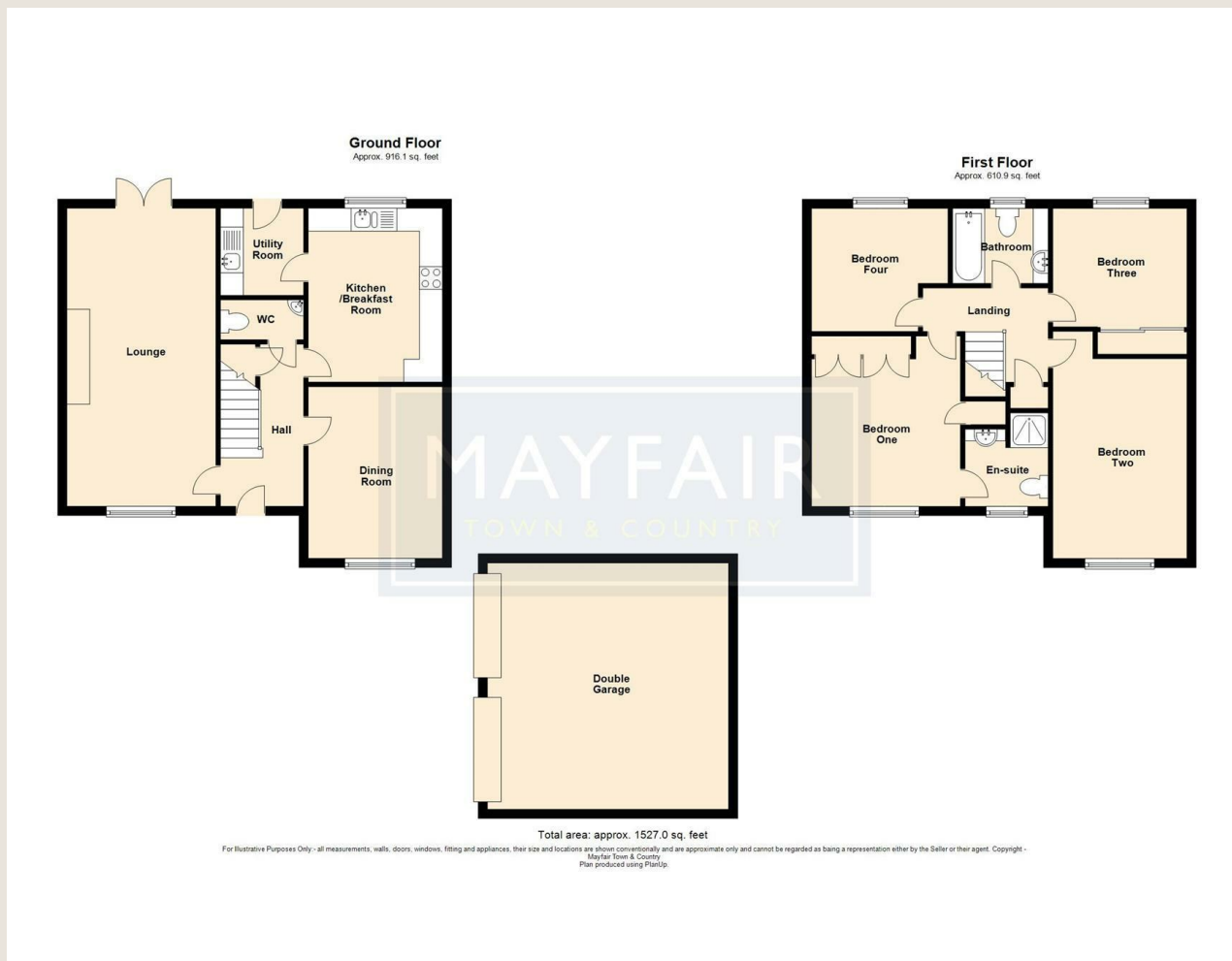
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).









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

