



14 ST. BRIDGES CLOSE

Weston-Super-Mare, BS22 9UN

Offers Over £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*** UNIQUE & IMPRESSIVE IN POPULAR KEWSTOKE *** Set in a quiet cul-de-sac within the ever sought after Kewstoke area, only a stone's throw from Sand Bay Beach resides this true gem in turn-key condition. Fully renovated in 2020 and extended to now measure an impressive 1485 Square Feet, the current owners have worked wonders to turn the previously ordinary bungalow into a spacious and modern family home.

The ground floor boasts a hallway with storage, sitting room with feature log burner, two double bedrooms, shower room and a breath-taking kitchen/dining/family room with bi-folding doors to the garden. Upstairs holds the master suite which comprises a large master bedroom with dual aspect windows, bathroom with feature freestanding bath and the office/bedroom four. Externally the property enjoys a lovingly maintained and private rear garden with outside tap and power, the front of the property enjoys an attractive epoxy resin driveway with ample parking which leads to the larger than average garage.

We highly recommend a viewing to really appreciate what this wonderful home has to offer you and your family.

Situation

- 0.16 miles - Sand Bay
 - 3.01 miles - Junction 21 of the M5
 - 0.80 miles - Worlebury Golf Course
 - 2.21 miles - Prioory Secondary School
 - 0.82 miles - Kewstoke 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 | | |
| (81-91) B | | 83 |
| (69-80) C | 72 | |
| (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 hallway, stairs rising to the landing, storage cupboard, thermostat controls, radiator and doors to;

Sitting Room

17'9" × 11'3" (5.41m × 3.43m)

Dual aspect uPVC double glazed windows to front and side, added feature log burner, hidden entertainment wiring including power socket, television point and sky point, radiator.

Kitchen

20'4" × 9'8" (6.20m × 2.95m)

Dual aspect uPVC double glazed windows to front and side, the beautiful 'Wren' kitchen comprises a large amount of high gloss eye and base level units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, inset four ring electric hob with modern extractor over, inset 'Neff Hide and Slide' oven, integrated fridge/freezer and washing machine, space and plumbing for slimline dishwasher, concealed modern consumer unit, courtesy door to the garage, uPVC double glazed door to the garden and the kitchen opens to;

Dining/Family Room

15'2" × 11'2" (4.62m × 3.40m)

uPVC double glazed bi-folding doors opening to the garden, two skylights, two radiators and ample space for dining/snug furniture.

Bedroom Two

11'0" × 8'9" (3.35m × 2.67m)

uPVC double glazed window to rear, built-in wardrobe/under-stair storage and radiator.

Bedroom Three

10'6" × 8'9" (3.20m × 2.67m)

uPVC double glazed window to front and radiator.

Shower Room

7'10" × 5'1" (2.39m × 1.55m)

Obscure uPVC double glazed window to rear, refitted white suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over, corner shower cubicle with electric shower over and tiled surround, towel radiator and extractor.

Landing

12'4" × 5'4" (3.76m × 1.63m)

Storage cupboard and doors to;

Bedroom One

20'4" × 11'7" max (6.20m × 3.53m max)

Dual aspect uPVC double glazed windows to front and rear, eaves storage cupboard and two radiators.

Bedroom Four/Study

8'5" × 7'1" (2.57m × 2.16m)

uPVC double glazed window to front, wall mounted gas central heating combination boiler, radiator and broadband cable.

Bathroom

8'5" × 7'1" (2.57m × 2.16m)

Obscure uPVC double glazed window to rear, stunning suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, feature freestanding bath with mixer tap and handheld showerhead attachment over, tiled wall with shelving recess, radiator and extractor.

Rear Garden

Incredibly private and enjoying a favourable westerly facing aspect, stepping onto a raised decked entertaining area with balustrade surround, a few steps down lead to a generous paved and lawn areas with lovely raised planters. Stepping stones lead to an area which is ideal for a rotary line and outdoor storage, hidden away while entertaining in kitchen. The garden also benefits from an outside power socket, tap, light and water butt.

PROPERTY DESCRIPTION

Garage & Driveway

16'8" x 7'11" (5.08m x 2.41m)

The garage has an up and over door to the front, courtesy door to the kitchen, power, lighting and a height of roughly 11FT, giving space for a great deal of storage. In front of the garage is the epoxy resin driveway with the remainder of a 10 year guarantee and space for multiple vehicles.

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.

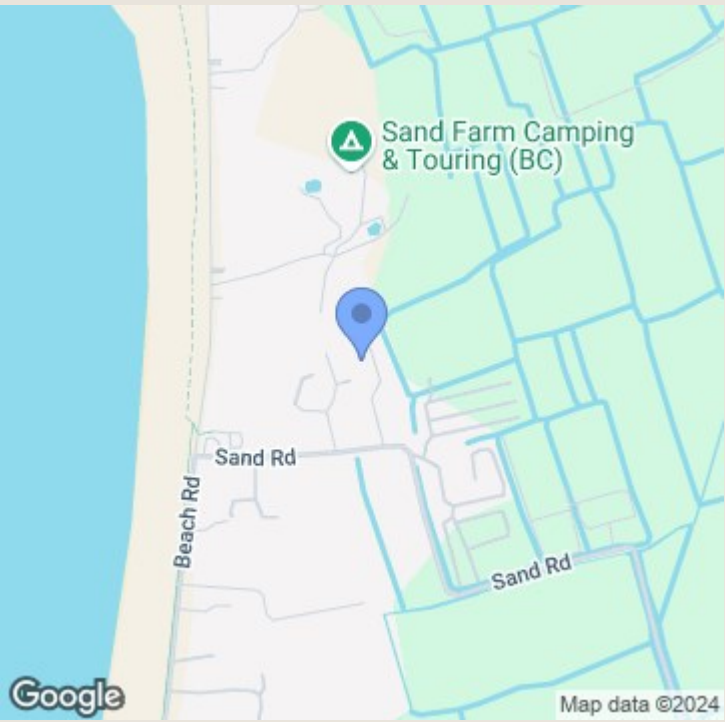
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

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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

