



51 SAVERNAKE ROAD
Weston-Super-Mare, BS22 9HQ

Price £272,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* WELL PRESENTED WITH NO CHAIN * Located within a quiet and convenient cul-de-sac resides this ideal link-detached bungalow in move in ready condition. Comprising in brief, entrance porch, hallway with storage, modern kitchen/breakfast room, living room, inner hallway with storage, shower room and two double bedrooms. Externally benefiting from a private and low maintenance rear garden, garage and driveway for two vehicles. Situated only a stones throw from a bus link, shop and fields with walking routes all close by. We highly recommend a viewing at your earliest convenience.

Situation

0.17 miles - Bus Stop
 60 meters - Lynch Farm Park
 0.22 miles - The Nut Tree Pub
 0.16 miles - Convenience Shop
 1.50 miles - Junction 21 of the M5
 0.70 miles - Sainsburys Supermarket
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Porch

uPVC double glazed sliding door opening to the entrance porch with door opening to;

Hallway

Storage cupboard housing the consumer unit and doors to;

Kitchen/Breakfast Room

12'3" x 7'3" (3.73m x 2.21m)

uPVC double glazed window to side, the kitchen comprises a range of eye and base level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric oven, integrated fridge and space for washing machine, space for table and chairs, radiator and uPVC double glazed courtesy door opening to the driveway.

Living Room

18'1" x 9'11" (5.51m x 3.02m)

Dual aspect with uPVC double glazed bay window to front and uPVC double glazed window to side, two radiators, television point and door to;

Inner Hall

Storage cupboard with radiator, loft access and door to;

Bedroom One

12'4" x 9'1" (3.76m x 2.77m)

uPVC double glazed sliding doors opening to the garden, built-in wardrobe and radiator.

Bedroom Two

8'7" x 7'10" (2.62m x 2.39m)

uPVC double glazed window to rear and radiator.

Shower Room

6'3" x 5'8" (1.91m x 1.73m)

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

Rear Garden

Impressively private, the rear garden is fully enclosed. Stepping onto a paved entertaining area, with gated side access and courtesy door to the garage. A few steps lead up to an additional paved area and decorative stones, planter areas and a raised planter area to the rear.

Garage & Driveway

17'7" x 8'3" (5.36m x 2.51m)

The garage has an up and over door to the front, power, lighting, wall mounted gas central heating combination boiler and courtesy door to the garden. Situated in front of the driveway providing off street parking for two vehicles.

Front Garden

Laid to decorative stones with a central and border flower planter.

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.

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.





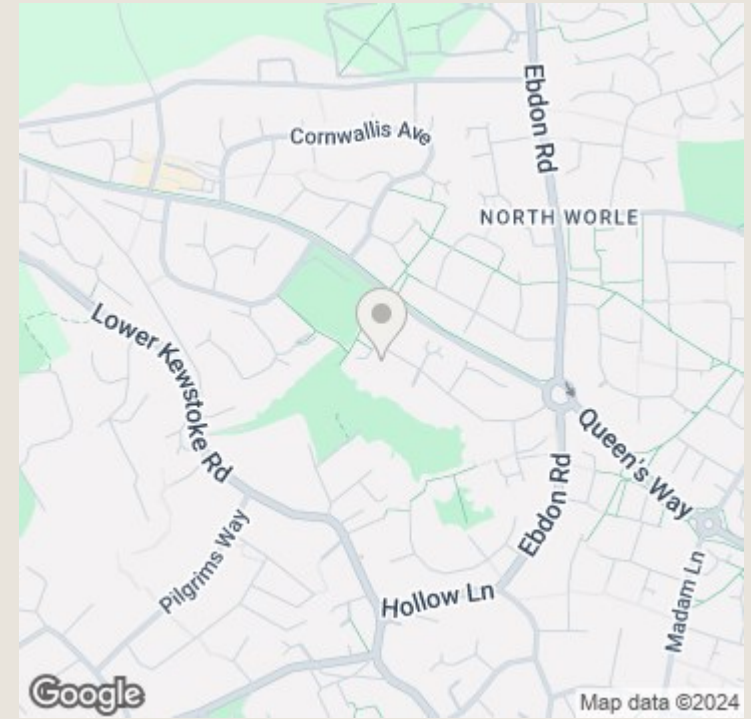






Total area: approx. 758.0 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fittings 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

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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

