



3 WAYSIDE

Weston-Super-Mare, BS22 9BL

Price £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN! * Looking to put your own stamp on a property?.. Then look no further. This is an ideal first time buy or buy to let investment, situated only a stone's throw from Worle High Street and local schools. Comprising in brief, entrance hall with downstairs cloakroom, hallway, kitchen, living room with patio doors to the garden, three good size bedrooms and bathroom. Externally benefiting a good size, multi-level garden and off street parking to the front. In need of some updating and with no onward chain complications, we highly recommend a viewing at your earliest opportunity to see the potential this property has to offer.

Situation

0.17 miles - Bus Stop
0.20 miles - Worle High Street
0.70 miles - Milton Train Station
1.80 miles - Junction 21 of the M5
0.09 miles - St. Martins Primary School
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(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 Hall

Front door opening into the hall, door to the hallway and door to;

Downstairs Cloakroom

Suite comprising low level WC and corner hand wash basin with taps over, wall mounted gas boiler.

Hallway

Stairs rising to the first floor landing, storage cupboard, radiator and doors to;

Kitchen

10'6" x 8'5" (3.20m x 2.57m)

uPVC double glazed window to front, a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, space for fridge/freezer and gas cooker, plumbing for washing machine.

Living Room

16'11" x 16'3" max (5.16m x 4.95m max)

uPVC double glazed patio doors to the garden with windows to either side, inset fireplace with surround, two radiators and television point.

Landing

Airing cupboard housing the hot water tank, loft access and doors to;

Bedroom One

11'4" x 9'9" (3.45m x 2.97m)

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

Bedroom Two

11'0" x 11'0" (3.35m x 3.35m)

uPVC double glazed window to front and radiator.

Bedroom Three

8'4" x 6'10" (2.54m x 2.08m)

uPVC double glazed window to rear and radiator.

Bathroom

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and panelled bath with taps and shower over, partially tiled walls.

Rear Garden

Enjoying a south facing aspect, stepping from the living room onto a decked area with steps down to a generous paved entertaining area and an area laid to lawn, there is a shed to the rear with a paved walkway to a rear access gate.

Parking

Situated in front of the property is the paved driveway allowing off street parking for one vehicle.

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.

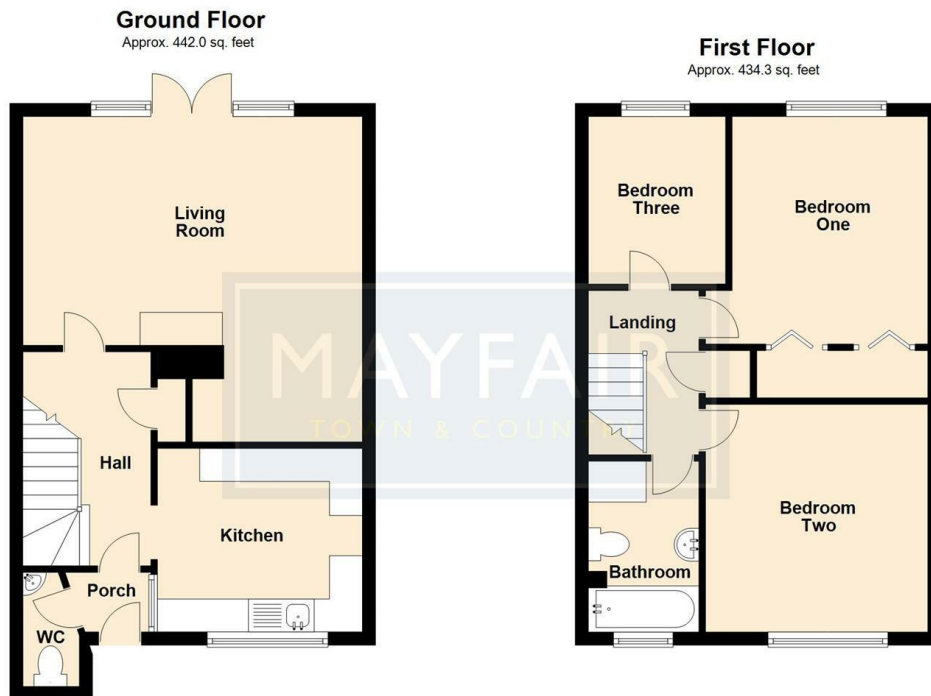
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











Total area: approx. 876.3 sq. feet

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Plan produced using PlanUp.



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

