



51 CHURCH LANE

Weston-Super-Mare, BS24 9SN

Price £595,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SPACIOUS & LOVINGLY MAINTAINED DETACHED HOME * Nestled in the ever sought after and quiet location of Hutton, with its wonderful village feel and easy access to the larger amenities Weston has to offer. The current owner has resided in this property for over 40 years, and it has been a terrific family home. The ground floor comprises a large hallway with storage, sitting room, dining room, kitchen, utility room and downstairs bathroom. Upstairs enjoys four good size bedrooms with a shower room and separate WC. Externally the property is positioned on an impressive plot, boasting lovely front and rear gardens, with a large double garage/worktop and a long driveway. Our vendor is in the process of moving out which means this wonderful property also benefits from no onward chain complications.

Situation

0.16 miles - The Old Inn Pub
 2.48 miles - Weston Sea Front
 90 meters - Hutton Primary School
 1.70 miles - Weston General Hospital
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hallway

13'3" x 12'11" max (4.04m x 3.94m max)

uPVC double glazed front door opening into the hallway, uPVC double glazed windows to front, stairs rising to the first floor landing, sliding door built-in storage cupboard, thermostat controls, telephone point, radiator and doors to;

Bathroom

9'4" x 5'5" (2.84m x 1.65m)

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps and showerhead attachment over, radiator.

Sitting Room

18'10" x 12'10" (5.74m x 3.91m)

Dual aspect uPVC double glazed windows to front and rear, feature electric fireplace, two radiators, television point, uPVC double glazed door to the garden and double doors opening to;

Dining Room

12'7" x 9'10" (3.84m x 3.00m)

UPVC double glazed window to rear, telephone point, radiator, serving hatch to the kitchen and door to the hallway.

Kitchen

10'3" x 9'11" (3.12m x 3.02m)

Dual aspect uPVC double glazed windows to front and side, modern fitted kitchen comprising a range of matching eye and base level units with complementary worktop space over and tiled surround, inset double sink with adjacent drainer and mixer tap over, inset electric hob with extractor over, electric fan assisted oven, integrated dishwasher, space for under the counter appliance, tall pantry cupboard, radiator and ample space for breakfast table and chairs, door to;

Utility Room

uPVC double glazed courtesy door opening to the driveway, eye and base level units with inset 'Belfast' style sink and taps over, tiled surround, space for fridge/freezer and plumbing for washing machine, radiator.

Landing

16'8" x 9'2" max (5.08m x 2.79m max)

uPVC double glazed window to front, sliding door built-in storage cupboard, loft access, radiator and doors to;

Bedroom One

12'10" x 11'3" (3.91m x 3.43m)

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

Bedroom Two

12'8" x 9'11" (3.86m x 3.02m)

uPVC double glazed window to rear and radiator.

Bedroom Three

10'5" x 9'11" (3.18m x 3.02m)

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

Bedroom Four

9'6" x 9'1" (2.90m x 2.77m)

uPVC double glazed window to front, storage cupboard and radiator.

Shower Room

Obscure uPVC double glazed window to front, refitted suite comprising a generous shower cubicle with mains shower over and tiled surround, hand wash basin set into storage vanity unit with mixer tap over, radiator, electric towel radiator and extractor.

Separate WC

Obscure uPVC double glazed window to side and low level WC.

PROPERTY DESCRIPTION

Rear Garden

Mostly laid to lawn, the rear garden has been lovingly crafted with an array of plants, hedges and trees, stepping from the sitting room onto an entertaining area. The rear of the driveway is laid to tarmac and can be used as an extension of the garden which would be an ideal space to entertain the whole family.

Double Garage & Workshop

26'4" x 22'1" max (8.03m x 6.73m max)

An impressive space, the garage has two up and over doors, power and lighting. There is an archway to the boiler room which houses the oil heating boiler.

Driveway

The gated driveway is laid to tarmac, providing ample space for several vehicles which leads to the double garage.

Front Garden

Mostly laid to lawn with a tree lined frontage, the garden enjoys an array of plants, hedges and flowers.

Material Information

We have been advised the following;

Heating System- Oil

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.

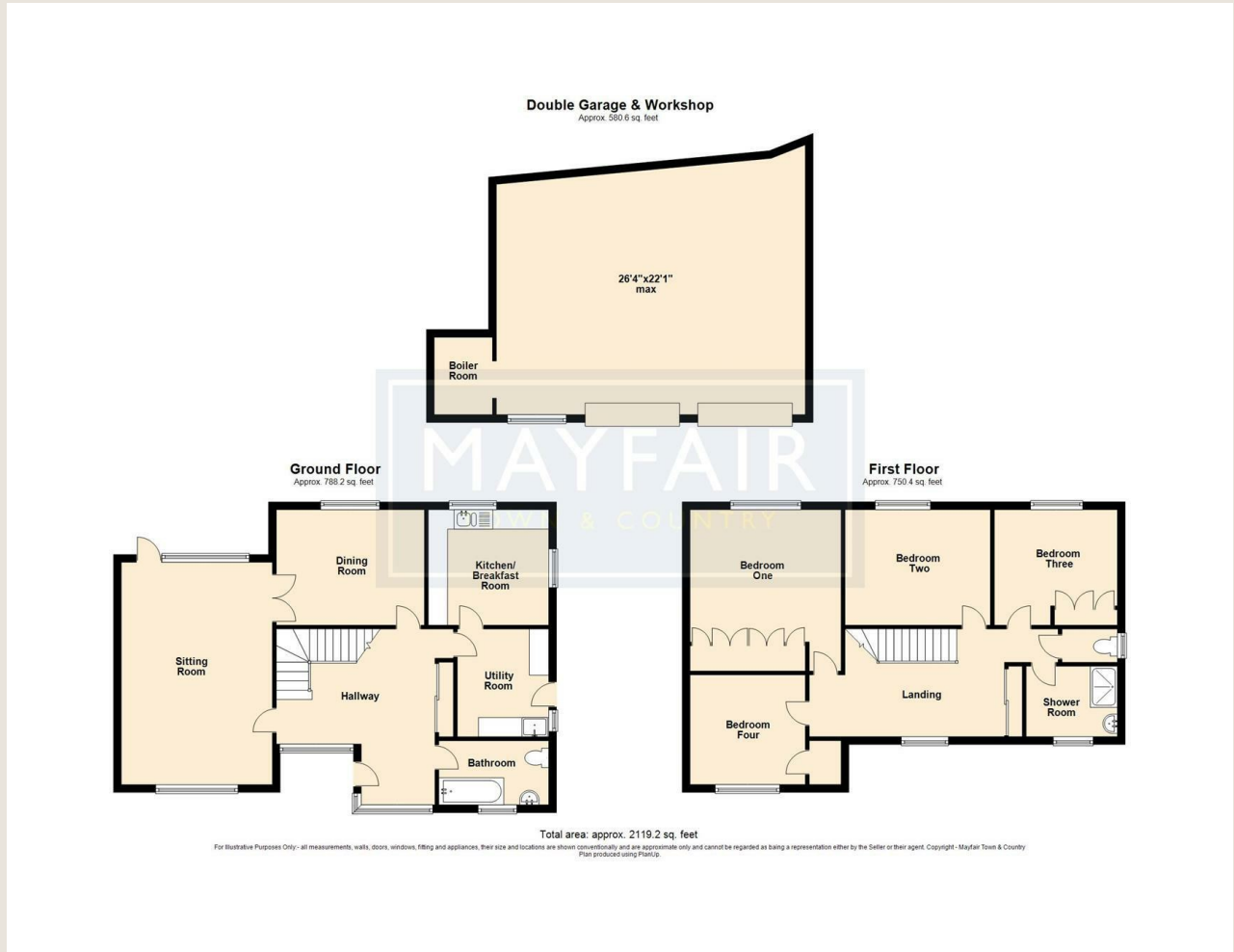
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

