



78 AZALEA ROAD

Weston-Super-Mare, BS22 9TJ

Price £335,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* PRISTINE CONDITION & NO CHAIN * Positioned in a quiet cul-de-sac, within the ever sought after Wick St. Lawrence area resides this truly perfect detached home. Lovingly updated by the current owners, they have created the ideal 'turnkey' home. The ground floor comprises an entrance hall, lounge with feature fireplace, dining room, modern and fully fitted kitchen and added conservatory. Upstairs boasts three bedrooms with a refitted en-suite to the master bedroom and family bathroom. Externally the property enjoys a beautifully maintained and private rear garden, garage with electric roller door, driveway and private front garden. Only a stones throw from popular schools and with fantastic commuter links - combined with its condition and no onward chain complications, we highly recommend a viewing at your earliest convenience.

Situation

0.06 miles - Ebdon Arms Pub
 1.42 miles - Junction 21 of the M5
 0.68 miles - Prioory Secondary School
 0.40 miles - St. Marks Primary School
 0.20 miles - Tesco Convenience Shop
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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

Entrance Hall

Composite front door opening into the hall, consumer unit, radiator, tiled flooring and door to;

Lounge

13'1" x 11'3" (3.99m x 3.43m)

uPVC double glazed window to front, feature 'Elgin & Hall' remote controlled fireplace, television and telephone point, laminate flooring and door to;

Dining Room

11'1" x 10'9" (3.38m x 3.28m)

Sliding patio doors to the rear opening to the conservatory, stairs rising to the landing, ample space for dining table and chairs, radiator and archway to;

Kitchen

8'9" x 8'2" (2.67m x 2.49m)

uPVC double glazed window to rear, the modern fitted kitchen comprises a range of attractive high gloss eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, four ring induction hob with extractor over and Samsung 'Smart Oven with Dual Cook Flex' below, integrated fridge/freezer and washing machine, wall mounted and concealed gas central heating boiler, hive controller, tiled flooring.

Conservatory

8'10" x 8'0" (2.69m x 2.44m)

uPVC double glazed windows to rear and sides, tiled flooring and double glazed door opening to the garden.

Landing

Loft access with ladder, airing cupboard housing the hot water tank and storage, radiator and doors to;

Bedroom One

10'4" x 8'9" (3.15m x 2.67m)

uPVC double glazed window to rear, recess for wardrobes, radiator and door to;

En-suite

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

Bedroom Two

11'1" x 8'11" (3.38m x 2.72m)

uPVC double glazed window to front, recess for wardrobes and radiator.

Bedroom Three

8'5" x 7'0" (2.57m x 2.13m)

uPVC double glazed window to front and radiator.

Bathroom

7'11" x 5'8" (2.41m x 1.73m)

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

Rear Garden

Impressively private and beautifully maintained, the rear garden is enclosed by fencing with side gate access. Stepping from the conservatory onto a paved entertaining area, a paved walkway leading to a raised decked area, with the rest of the garden laid to lawn with an array of lovely plants, hedges and trees.

PROPERTY DESCRIPTION

Garage & Driveway

16'2" x 7'11" (4.93m x 2.41m)

The garage has an electric roller door to the front, power and lighting. The driveway provides off street parking and has the potential to be extended into the front garden if a prospective buyer desired.

Front Garden

Enclosed by Laurel and Bay trees the front garden is laid to lawn with a paved walkway leading to the gate creating access to the rear garden.

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.

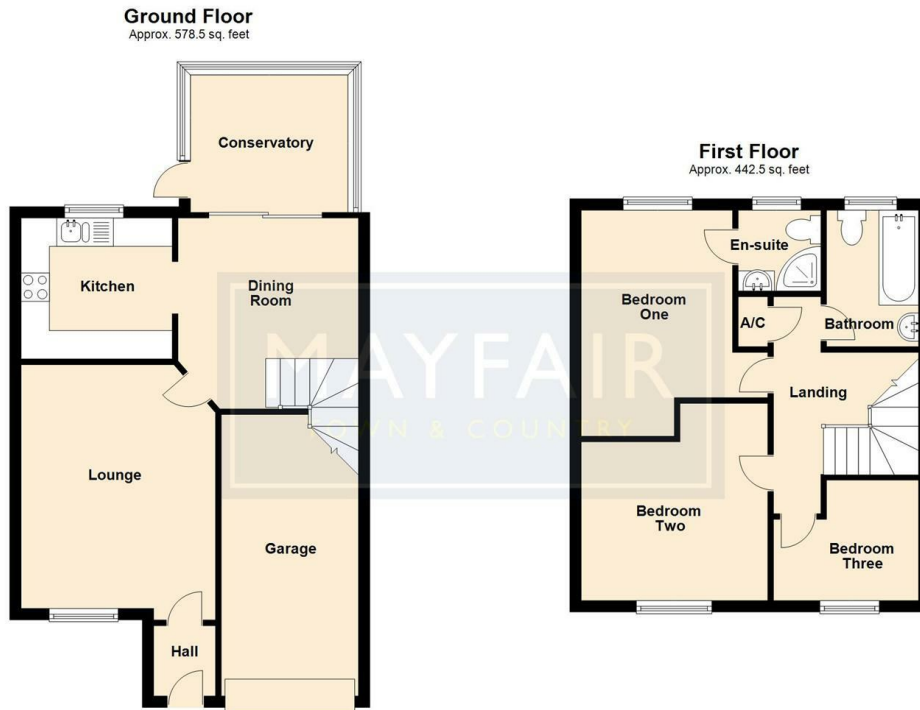
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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. 1021.0 sq. feet

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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

