



13 CANBERRA CRESCENT

Weston-Super-Mare, BS24 7DA

Price £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE & EXTENDED FAMILY HOME * Impressively updated by the current owners, this spacious semi-detached home is in 'turnkey' condition. Boasting a fantastic size and sunny rear garden with a 14'8" x 12'10" 'mancave'/store room - perfect for indoor/outdoor entertaining. The downstairs accommodation boasts a spacious entrance hall with storage and downstairs cloakroom, modern fitted kitchen/dining/family room and large family lounge. Upstairs benefits four/five bedrooms and a beautiful bathroom. The property also benefits two allocated parking spaces close by. We highly recommend a viewing to appreciate what this fantastic and spacious home has to offer.

Situation

1.64 miles - Junction 21 of the M5
 1.33 miles - Flowerdown Retail Park
 0.46 miles - Asda Convenience Shop
 0.19 miles - Parklands Primary School
 0.17 miles - Winterstoke Hundred Secondary School
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council 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			
(69-80) C		77	84
(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, uPVC double glazed window to front, stairs rising to landing with glass balustrade and feature panelling, under-stair storage, herringbone SPC flooring, built-in shoe and coat storage and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, refitted suite comprising low level WC and corner hand wash basin with mixer tap over and tiled surround, herringbone SPC flooring, towel radiator and extractor.

Dining/Family Room

16'5" x 10'9" (5.00m x 3.28m)

Two uPVC double glazed window to rear, two tall modern radiators, herringbone SPC flooring, the dining/family room flows into;

Kitchen

20'4" x 13'4" max (6.20m x 4.06m max)

A stunning feature of this home, the kitchen has been planned to perfection. Boasting an array of eye and base level units with Quartz worktop over, breakfast bar area, corner pantry cupboard, inset one and a half sink with the adjacent drainer and mixer tap over, five ring gas hob with extractor over, two electric mid-height ovens, built-in microwave and integrated tall fridge, freezer and dishwasher, utility cupboard housing the space and plumbing for washing machine and tumble dryer, herringbone SPC flooring, down lights, uPVC double glazed window to front, uPVC patio door opening to the garden and door to;

Lounge

20'4" x 13'0" (6.20m x 3.96m)

Dual aspect with UPVC double glazed window to front and uPVC double glazed patio doors opening to the garden, radiator and herringbone SPC flooring.

Landing

Airing cupboard housing the gas central heating combination boiler and doors to;

Bedroom One

12'11" x 11'6" (3.94m x 3.51m)

uPVC double glazed window to front, television point, radiator and door to;

Walk-in Wardrobe

12'11" x 8'5" (3.94m x 2.57m)

A good size and versatile room which could be also used as an office, nurse's or possible additional bedroom with uPVC double glazed window to rear, built-in open fronted wardrobes, radiator and panelling.

Bedroom Two

14'2" x 10'9" (4.32m x 3.28m)

Two uPVC double glazed window to rear, radiator and television point.

Bedroom Three

10'11" x 10'9" (3.33m x 3.28m)

uPVC double glazed window to rear and radiator.

Bedroom Four

10'11" x 6'0" (3.33m x 1.83m)

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

Bathroom

8'8" x 6'0" (2.64m x 1.83m)

Two uPVC double glazed windows to front, modern refitted suite comprising a low level WC, hand wash basin sat on wooden storage shelving with light up mirror above, 'L' shape panelled bath with taps, pull out handheld showerhead and ceiling fitted large rainfall shower over, tiled surround, wood effect tiled flooring, towel radiator and extractor.

PROPERTY DESCRIPTION

Rear Garden

A fantastic size, the rear garden boasts a great deal of sun throughout the day. Partially laid to a generous lawn area, paved area and large raised decked entertaining area, good size shed, outside tap, side gate opening to the parking spaces and double doors opening to;

Store/Man Cave

14'8" x 12'10" (4.47m x 3.91m)

A versatile space with power and lighting, currently housing a pool table but also a space which could be used as an office/work shop or a potential bar/hot tub room - the possibilities are endless.

Parking

Situated very close to the property are the two parking spaces.

Material Information

We have been advised the following:

Area Charge- We have been advised this property is FREEHOLD with an area charge of roughly £38.52pcm for the upkeep of the area.

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.

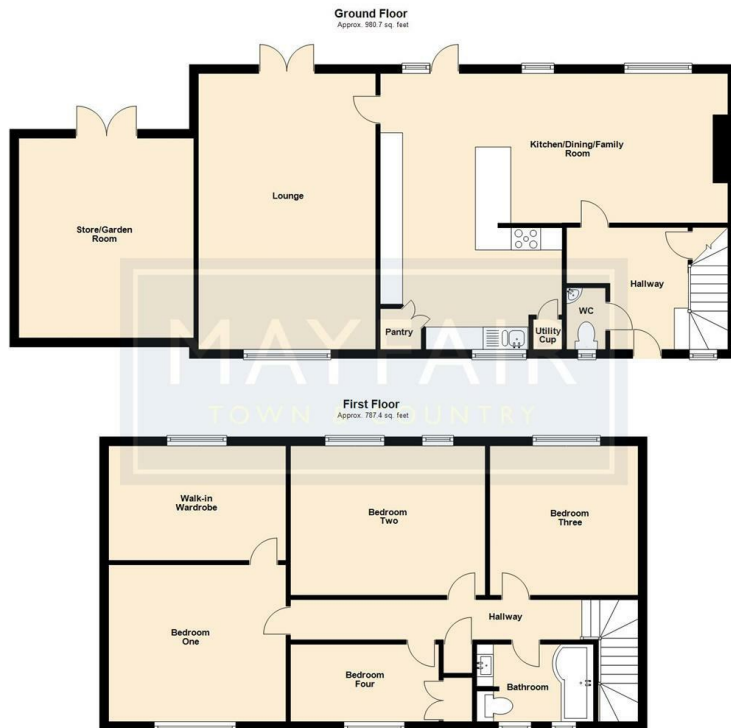
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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. 1768.1 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

