



64 STROUD WAY

Weston-Super-Mare, BS24 7HJ

Price £224,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL TWO BEDROOM HOME! * Conveniently located with easy access to the M5 and local amenities resides this ideal first time buy/buy to let investment. Comprising in brief, entrance hall with downstairs cloakroom, lounge, kitchen/diner, two good size bedrooms with shower en-suite to master and bathroom. Externally the property enjoys a good size, low maintenance and private rear garden with gated access to the driveway and garage, which is attached to the property. We highly recommend a viewing at your earliest opportunity.

Situation

0.61 miles - Milton Train Station
 1.72 miles - Junction 21 of the M5
 0.68 miles - Herons Moor Academy
 0.60 miles - Flowerdown Retail Park
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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

Front door opening into the hall, radiator and doors to;

Downstairs Cloakroom

White suite comprising low level WC and corner hand wash basin with taps over and tiled surround, radiator.

Lounge

13'11" x 13'7" max (4.24m x 4.14m max)

Double glazed bay window to front, stairs rising to the first floor landing with under-stair storage, television and telephone points, two radiators and door to;

Kitchen/Dining Room

13'7" x 9'0" (4.14m x 2.74m)

Double glazed window to rear, the kitchen comprises a range of eye and base level units with worktop over and tiled surround, one and half stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor over and double electric oven below, plumbing for washing machine, space for fridge/freezer, space for dining table and chairs, wall mounted and concealed gas boiler, radiator and double glazed patio doors opening to the garden.

Landing

Loft access and doors to;

Bedroom One

10'11" x 10'0" (3.33m x 3.05m)

Double glazed window to front, above storage airing cupboard housing the hot water tank, recess for wardrobes, radiator and archway to;

Shower En-suite

Obscure double glazed window to front, shower cubicle with tiled surround and corner hand wash basin with taps over and tiled surround, radiator and extractor.

Bedroom Two

10'10" x 7'2" max (3.30m x 2.18m max)

Double glazed window to rear and radiator.

Bathroom

6'2" x 6'1" (1.88m x 1.85m)

Obscure double glazed window to rear, suite comprising low level WC, hand wash basin with mixer tap over, panelled bath with taps and shower over, tiled walls, radiator and extractor.

Rear Garden

The low maintenance rear garden is enclosed by fencing and brick walls, laid to paving - ideal for entertaining and a side gate opening to;

Garage & Parking

18'4" x 8'4" (5.59m x 2.54m)

The garage has an up and over door to the front with power and lighting. In front of the garage is the driveway, allowing off street parking for at least one vehicle.

Material Information

We have been advised the following;

Gas- Mains

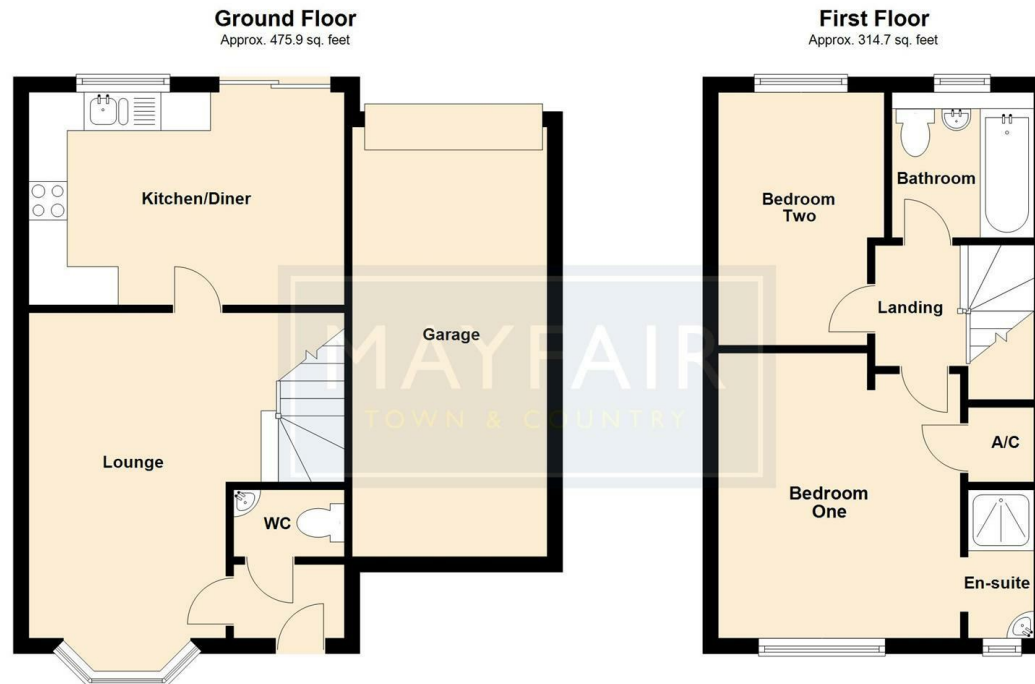
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

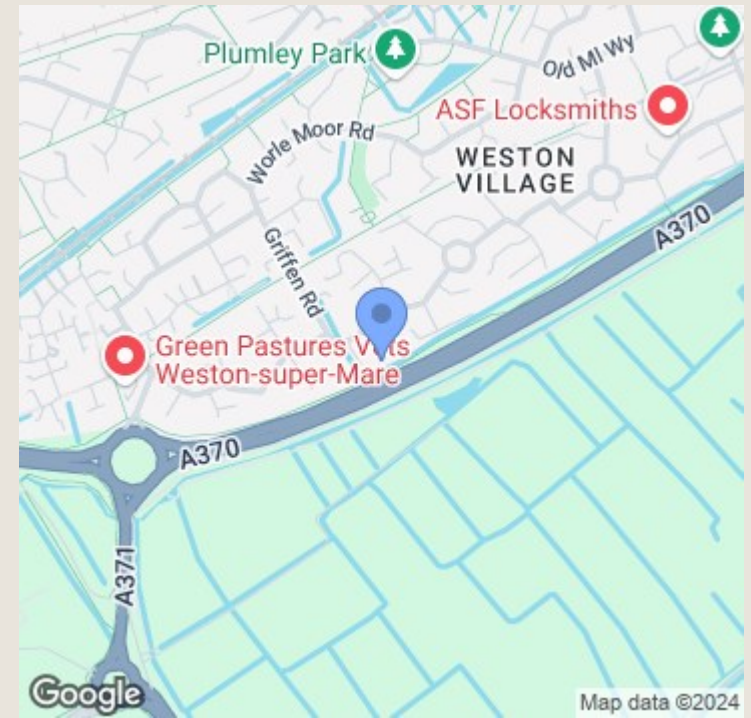
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.



For illustrative Purposes Only:- all measurements, walls, doors, windows, fitting 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

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

