



382 WORLE MOOR ROAD

Weston-Super-Mare, BS24 7JR

Price £249,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL FIRST TIME BUY / BUY TO LET INVESTMENT * Priced to sell with 10K Reduction! * Positioned in the popular development of Weston Village, resides this three-bedroom town house, providing convenient access to transport links and amenities. With no onward chain, garage and allocated parking – we recommend a viewing at your earliest convenience.

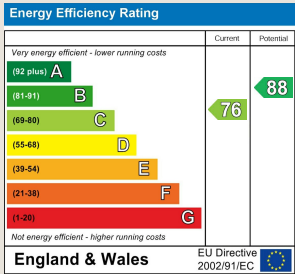
The ground floor comprises; Entrance hall with downstairs W/C, kitchen, spacious lounge diner with access into the low maintenance rear garden. First floor leading to two generous sized bedrooms, with bathroom, and second floor enjoying master bedroom with en suite and dressing room.

Situation

- 2.02 miles - Weston Sea Front
 - 0.36 miles - Milton Train Station
 - 1.90 miles - Junction 21 of the M5
 - 0.33 miles - Flowerdown Retail Park
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hall

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

W/C

4' x 2'9 (1.22m x 0.84m)

Low level W/C, hand wash basin with mixer tap and tiled surround, consumer unit and radiator.

Kitchen

10'7 x 6'1 (3.23m x 1.85m)

UPVC double glazed window to front, with a range of eye and base level units with worktop space and tiled surround, wall mounted and concealed gas boiler, electric oven, four ring gas hob with extractor over, space for fridge / freezer, space for washing machine and dishwasher, radiator.

Lounge / Diner

15'7 x 13'3 (4.75m x 4.04m)

UPVC double glazed window to rear, double glazed sliding doors opening to garden, radiator, under-stair storage cupboard and television point.

First Floor Landing

Smoke alarm, stairs rising to second floor and doors to;

Bedroom Two

13'3 x 10'10 max (4.04m x 3.30m max)

Two UPVC double glazed windows to rear, radiator, television point.

Bathroom

Matching three-piece white suite comprising low level W/C, hand wash basin with mixer tap and tiled surround, panelled bath with mixer tap and shower attachment, towel rail and radiator.

Bedroom Three

13'3 x 8'3 (4.04m x 2.51m)

Two UPVC double glazed windows to rear and radiator.

Second Floor Landing

Cupboard housing the hot water tank, and doors to;

Bedroom One

13'3 x 11'8 max (4.04m x 3.56m max)

UPVC double glazed window to front, radiator, loft access and archway leading to the dressing room and en-suite.

Dressing Room

8'11 x 4' (2.72m x 1.22m)

Radiator, skylight window and door to;

En-Suite

8'11 x 4'9 (2.72m x 1.45m)

Tiled shower cubicle with mains shower, matching low level W/C, hand wash basin with mixer tap and tiled surround and radiator.

Garden

Low maintenance rear garden enclosed by fencing, partially laid to paving, with a decked entertaining area and wooden storage shed, remainder of garden laid to stones with side gate access to garage.

Garage & Parking

Garage with up and over door, with an allocated parking space to the front.

Material Information

We have been advised the following;

Gas - Mains

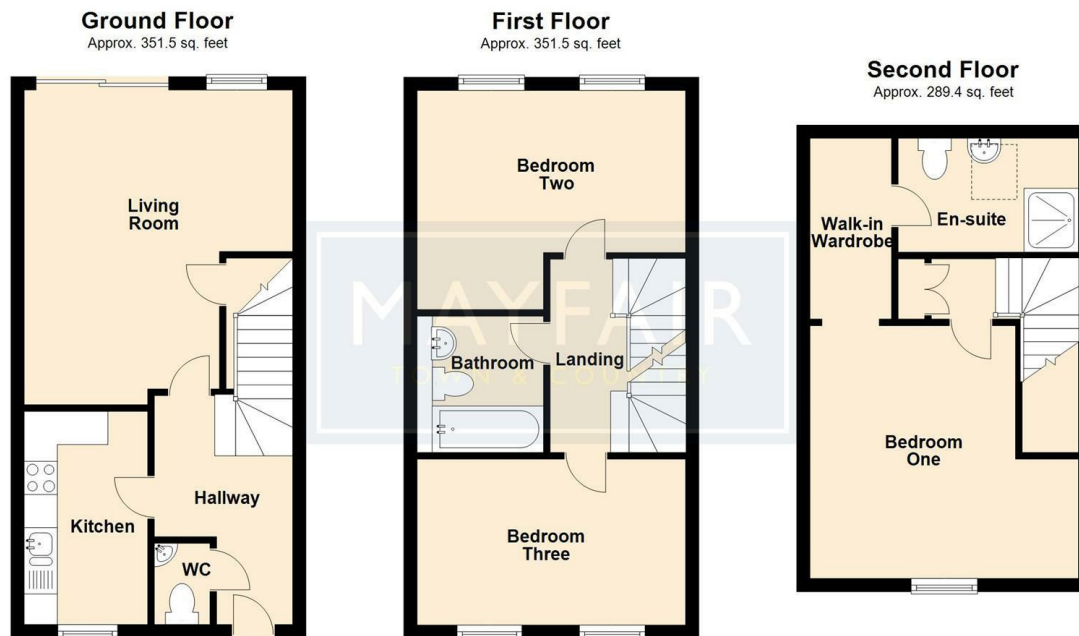
Electricity - Mains

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.

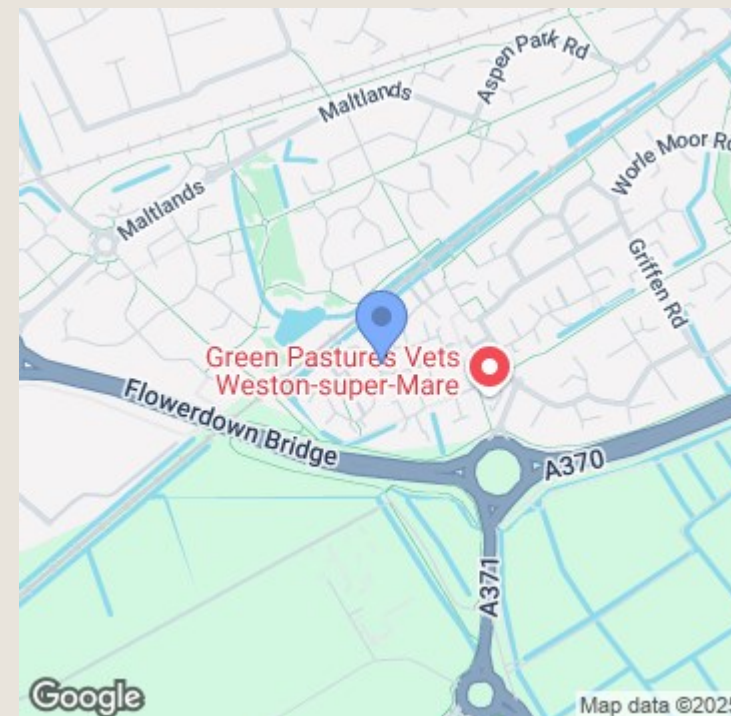
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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. 992.3 sq. feet

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

