



39 BLACKBURN WAY

Weston-Super-Mare, BS24 7GT

Offers Over £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* WELL PRESENTED DETACHED HOME * Built by respected developer Bloor Homes and located in the ever sought after West Wick area resides this popular design family home.

Comprising in brief, entrance hall with storage and downstairs cloakroom, kitchen/breakfast room with fully integrated appliances, spacious living room with double doors to the garden, three good size bedrooms all with built-in wardrobes, en-suite to the master bedroom and bathroom. Externally the property enjoys a good size and low maintenance rear garden, 17FT detached garage with power and private driveway providing off street parking for two vehicles.

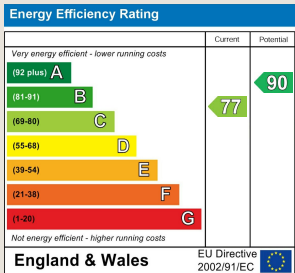
We highly recommend a viewing a your earliest opportunity.

Situation

0.45 miles – Junction 21, M5
0.36 miles – Worle Train Station
0.65 miles – Priory Secondary School
0.19 miles – St. Anne's Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator and doors to;

Downstairs Cloakroom

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

Kitchen/Breakfast Room

12'4" x 10'11" (3.76m x 3.33m)

uPVC double glazed bay window to front, the kitchen comprises a range of matching eye and base level units with complementary worktop space over, inset one and half sink with adjacent drainer and mixer tap over, four ring hob with extractor over, mid-height electric oven, integrated fridge/freezer, washing machine and dishwasher, ample space for table and chairs, radiator and vinyl flooring.

Living Room

19'0" x 11'3" max (5.79m x 3.43m max)

uPVC double glazed window to rear, radiator, television point and double glazed doors opening to the garden.

Landing

uPVC double glazed window to side, airing cupboard housing the gas central heating combination boiler, loft access and doors to;

Bedroom One

9'11" x 9'6" to wardrobes (3.02m x 2.90m to wardrobes)

uPVC double glazed window to front, mirror fronted built-in wardrobes, radiator and door to;

En-suite

Obscure uPVC double glazed window to front, white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous

shower cubicle with electric shower and tiled surround, towel radiator, shaver point and extractor.

Bedroom Two

9'2" x 9'2" (2.79m x 2.79m)

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

Bedroom Three

7'0" x 6'5" to wardrobes (2.13m x 1.96m to wardrobes)

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

Bathroom

White suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with mixer taps and shower attachment over, tiled surround, towel radiator, shaver point and extractor.

Rear Garden

The garden is fully enclosed and enjoys being low maintenance, which includes two generous areas laid to paving, decorative slate and artificial grass. There is a lean-to storage shed to the rear of the garden and gated access to the driveway and garage.

Garage & Parking

17'0" x 9'01" (5.18m x 2.77m)

The garage has an up and over door to the front, power and lighting. To the front is the private driveway providing off street parking for two vehicles.

Material Information

We have been advised the following;

Tenure- Please be advised this property is FREEHOLD. When 'Bloor Homes' finished this development they set up a management company to ensure the area is well maintained, there is a maintenance charge for the

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upkeep of the area (including two parks and grass areas) of roughly £31 IPA which is paid quarterly.

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.

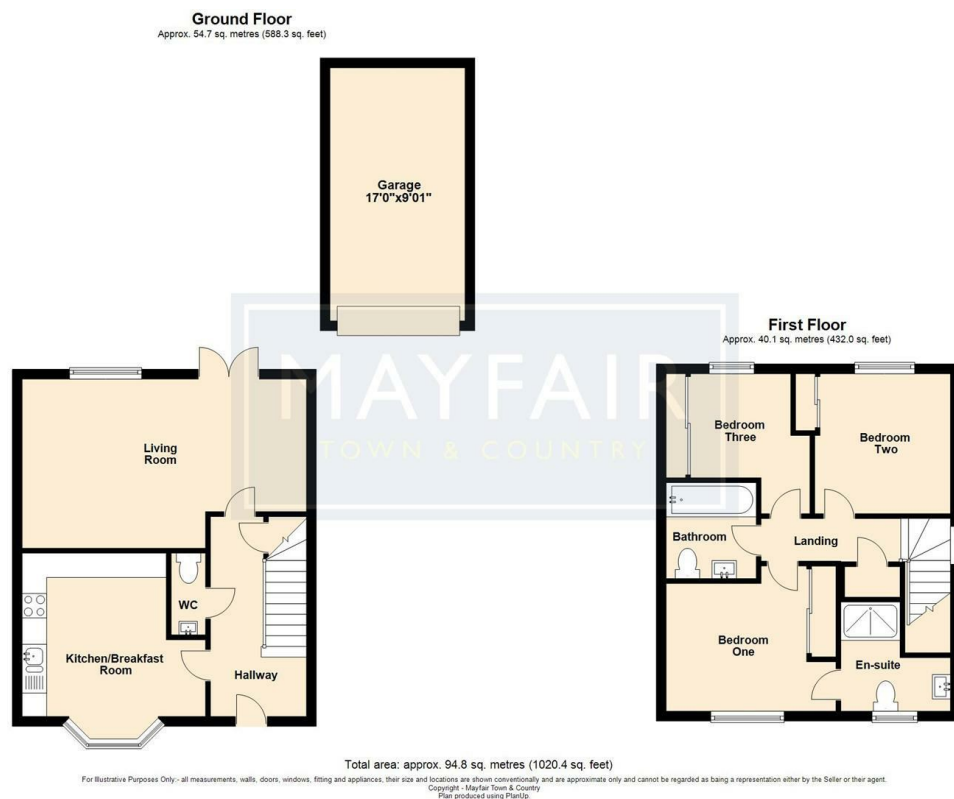
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.









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

