



12 BLYTHE GARDENS

Weston-Super-Mare, BS22 6NB

Offers Over £260,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* CASH BUYERS ONLY! * Located in a quiet cul-de-sac within popular Worle resides this extended link-detached home. Only a stone's throw from popular primary and secondary schools, along with transport links including the M5 and amenities close by.

In need or modernising throughout, the accommodation currently comprises in brief; Entrance hall, lounge, extended kitchen / breakfast room, additional reception / downstairs bedroom with downstairs cloakroom and utility cupboard. Upstairs enjoys three bedrooms and shower room. Externally benefitting a great size rear garden, front garden, driveway providing off street parking for up to three vehicles and storage in the remainder of the garage.

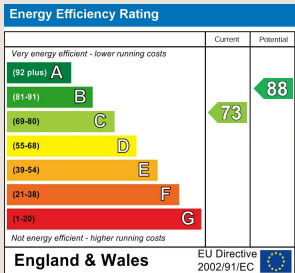
With no onward chain complications, we highly recommend a viewing to understand the potential this family home has to offer.

Situation

- 0.54 miles - Worle Train Station
 - 0.34 miles - Sainsbury's Supermarket
 - 0.33 miles - Priory Secondary School
 - 0.31 miles - St. Mark's Primary School
 - 1.08 miles - Junction 21 of the M5 Motorway
- All distances are approximate and sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hall

uPVC double glazed front door opening into the hall with stairs rising to the first floor landing, telephone point and door to;

Lounge

15'11" x 12'5" max (4.85m x 3.78m max)

uPVC double glazed window to front, gas fireplace, radiator and doors to;

Inner Hall

Radiator, door to reception / ground floor bedroom and archway to;

Kitchen / Breakfast Room

16'8" x 8'6" (opening to 9'8") (5.08m x 2.59m (opening to 2.95m))

uPVC double glazed window to rear, the kitchen comprises a range of eye and base level units, inset stainless steel sink with taps over and adjacent drainer, freestanding gas cooker, space for white good appliances, ample space for breakfast table and chairs, radiator and uPVC double glazed door opening to the garden.

Reception / Ground Floor Bedroom

10'8" x 10'2" main measurements (3.25m x 3.10m main measurements)

uPVC double glazed patio doors opening to the garden, radiator, archway to a utility room with glazed window to side, worktop space and plumbing for a tumble dryer, door to;

Downstairs Cloakroom

Suite comprising low level W/C and hand wash basin with taps over.

Inner Hallway to Garage

A door from the lounge opens into an inner hallway with under-stair storage cupboard, housing the consumer unit and a door opening to;

Remainder of Garage / Store

The remainder of the garage / store does have wooden double doors to the

front but they are not currently useable as the front has plastic panelling covering them - These would need to be removed by a prospective buyer if they wanted to create front access again. There is a wall mounted gas central heating combination boiler and walkway leading through to the rear porch / store room with glazed door to side and rear door opening to the garden.

Landing

uPVC double glazed window to side, two storage cupboards, loft access and doors to;

Bedroom One

11'8" x 9'2" (3.56m x 2.79m)

uPVC double glazed window to rear and radiator.

Bedroom Two

10'2" x 7'0" (minimum measurements) (3.10m x 2.13m (minimum measurements))

uPVC double glazed window to front and radiator.

Bedroom Three

8'5" x 6'3" (2.57m x 1.91m)

uPVC double glazed window to front and radiator.

Shower Room

6'4" x 5'11" (1.93m x 1.80m)

Obscure uPVC double glazed window to rear, fitted with a white suite comprising low level W/C, hand wash basin with taps over, corner shower cubicle with electric shower over, towel radiator, fully tiled walls and extractor.

Rear Garden

A generous size, the rear garden is fully enclosed, partially laid to paving, the majority laid to lawn with hedges and shrubs.

PROPERTY DESCRIPTION

Front Garden

Laid to lawn with shrubs and hedges.

Driveway

Block paved driveway providing off street parking for multiple vehicles.

Material Information

We have been advised the following;

Agent Note - We have been made aware this property has spray foam insulation and is only available to cash buyers.

Agent Note - Please be advised this property is a deceased estate with probate granted. As such, there is very little information available surrounding alterations made to the property including extensions, solar panels, heating system, windows, etc.

Tenure - Please be advised this property is freehold with an old fixed rentcharge of £12.50PA.

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.

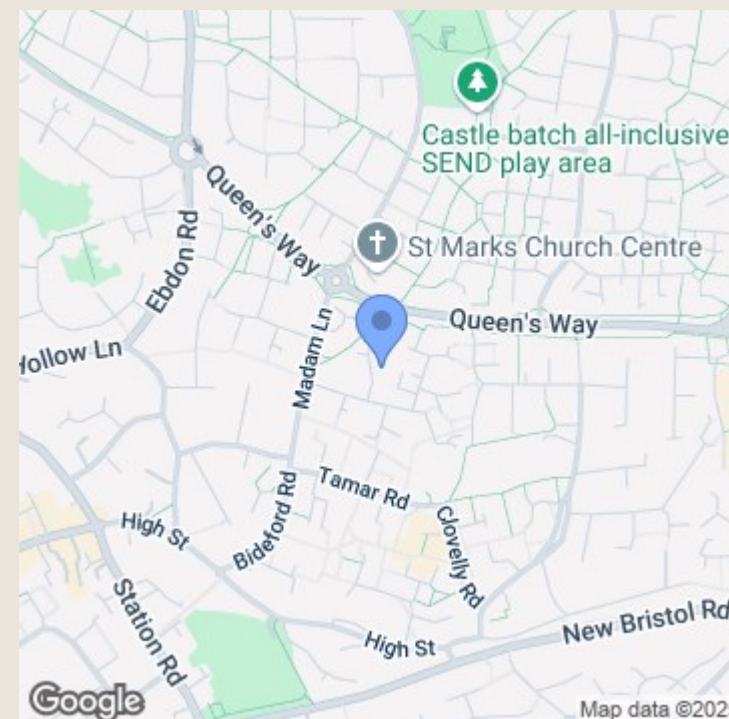
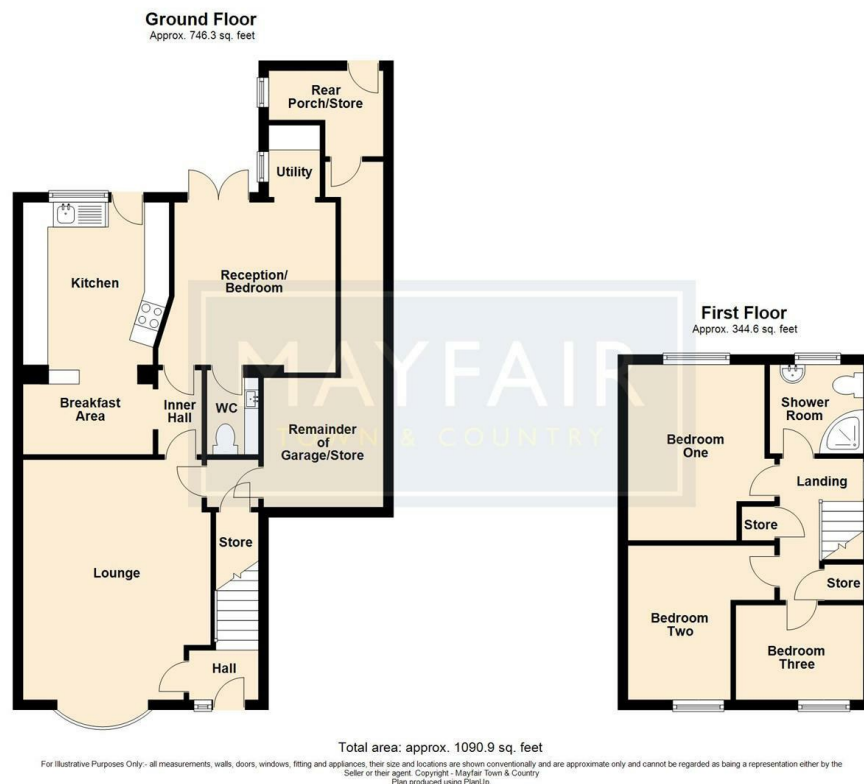
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

