



79 KENT AVENUE

Weston-Super-Mare, BS24 7FL

Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*** RE-FITTED KITCHEN & BATHROOM *** This well presented family home with multiple reception rooms is located in the ever sought after West Wick area with fantastic access to transport links, including the M5 and Worle train station, along with popular primary and secondary schools.

The downstairs boasts an entrance hall with storage and downstairs cloakroom, over 22FT living room, re-fitted kitchen / breakfast room with appliances and separate dining room. Upstairs enjoys four great size bedrooms, three of which are large double bedrooms, with the master bedroom also having an en-suite, the family bathroom has been refitted to a high standard. Externally the property enjoys a good size and low maintenance rear garden with rear access to the two garages.

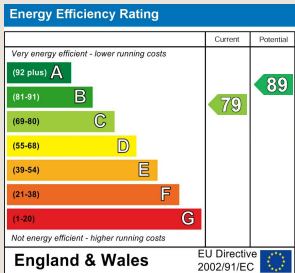
The owners of this property have found a property they wish to proceed with. We highly recommend a viewing at your earliest convenience.

Situation

0.56 miles – Junction 21, M5
0.09 miles – St. Anne's Primary School
0.46 miles – Worle Parkway Train Station
Distances are approximate & sourced from Google Maps

Local Authority

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



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Hallway

17'4" x 5'9" (5.28m x 1.75m)

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

Downstairs Cloakroom

Obscured uPVC double glazed window to rear, white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, radiator and extractor.

Living Room

22'5" x 11'5" (6.83m x 3.48m)

Dual aspect with uPVC double glazed bay window to front and patio doors to the rear opening to the garden, two radiators, television and telephone points.

Dining Room

10'4" x 9'1" (3.15m x 2.77m)

uPVC double glazed window to front, radiator, consumer unit and door to;

Kitchen / Breakfast Room

13'1" x 12'11" (3.99m x 3.94m)

uPVC double glazed window to rear, re-fitted kitchen comprising a range of Shaker style eye and base level units with solid wood worktops over and tiled surround, breakfast bar area, inset sink with adjacent drainer and mixer tap over, electric hob with extractor over, mid-height double electric oven / microwave combi-, integrated washing machine, freestanding 'American' style fridge / freezer, space and plumbing for dishwasher, radiator, tiled flooring and uPVC double glazed courtesy door opening to the side of the property.

Landing

Airing cupboard housing the hot water tank and storage, doors to;

Bedroom One

13'4" x 11'5" (4.06m x 3.48m)

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

En-suite

Obscured uPVC double glazed window to front, white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, refitted shower cubicle with mains rainfall style shower over and separate handheld shower attachment with tiled surround, radiator and extractor.

Bedroom Two

13'4" x 10'5" (4.06m x 3.18m)

uPVC double glazed window to front and radiator.

Bedroom Three

11'5" x 8'10" (3.48m x 2.69m)

uPVC double glazed window to rear, radiator, loft access which is insulated, partially boarded with a loft ladder and light.

Bedroom Four

8'11" x 8'10" max measurements (2.72m x 2.69m max measurements)

uPVC double glazed window to rear, telephone point and radiator.

Re-fitted Bathroom

Obscured uPVC double glazed window to rear, re-fitted suite comprising low level W/C, hand wash basin with mixer tap over, panelled bath with taps, mains rainfall shower and separate handheld showerhead attachment over, tiled surround, towel radiator and extractor.

Rear Garden

Enclosed by walls and fencing, the low maintenance rear garden is partially laid to paving and decorative stone chippings, with a circular area of lawn in the middle, outside tap and power sockets, courtesy gates to the front of

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the property and to the rear opening to where the double garages are located.

Two Garages

16'6" x 8'2" (5.03m x 2.49m)

Situated to the rear of the property, under a coach house are the two single garages next to one another, both measuring 16'6" x 8'2". Originally carports, a prospective buyer could remove one of the garage doors to re-instate a carport as a parking space and keep the other garage as storage.

Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

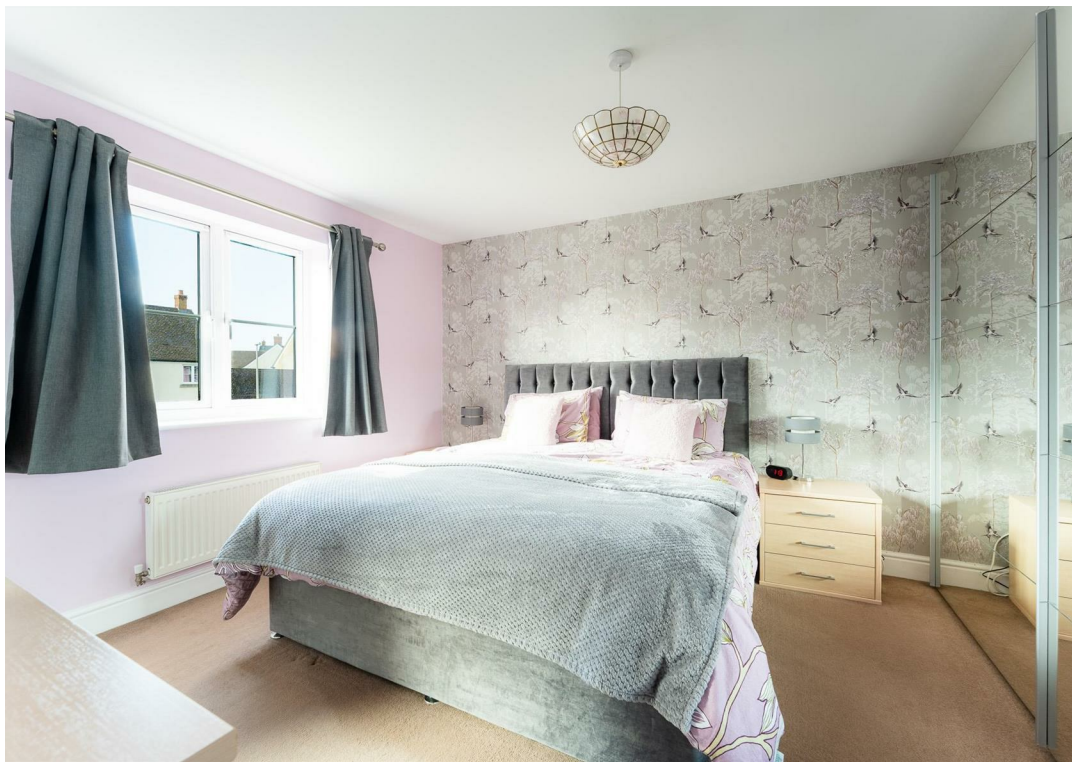
Water and Sewerage - Bristol and Wessex Water

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.

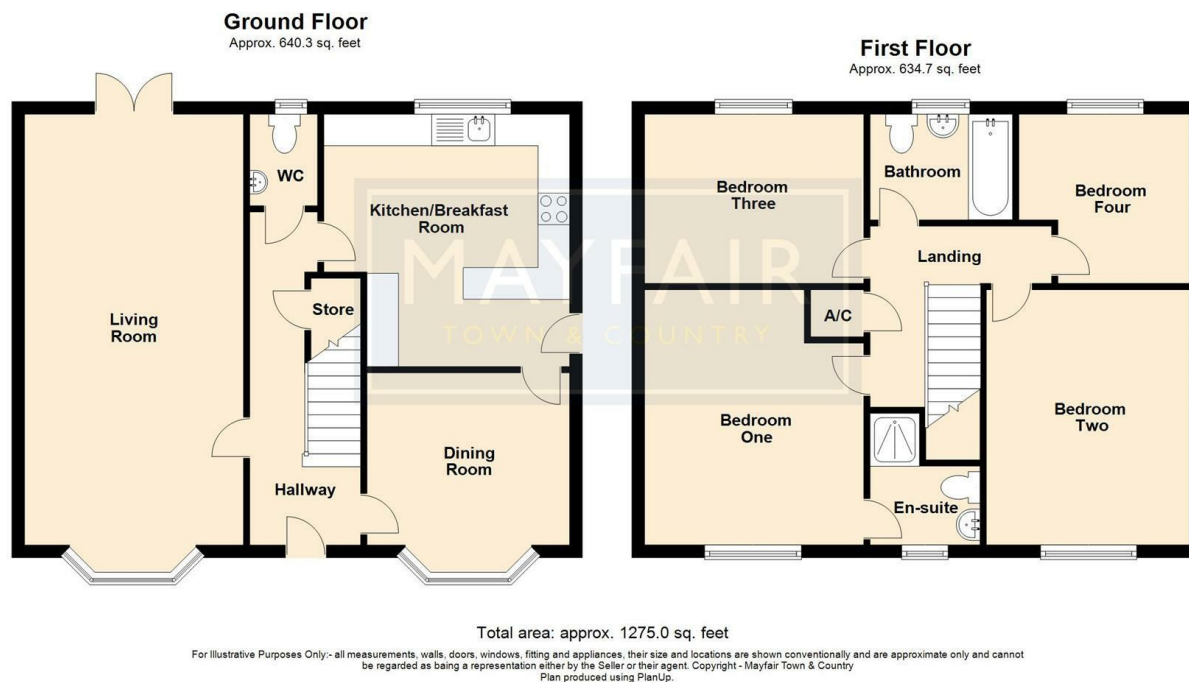
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.









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

