



1 OTTERHAMPTON GARDENS

Weston-super-Mare, BS24 7PE

Price £415,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

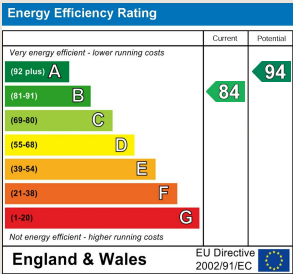
* EX SHOW HOME! * Built by Bloor Homes in the immensely popular 'The Wick' development resides this ex show home and well presented detached house. The Warton is a fantastic four bedroom detached residence and is positioned in a small cul-de-sac of only five homes. Boasting a spacious hallway with downstairs cloakroom and utility cupboard, large lounge and an impressive, fully fitted kitchen/dining/family room spanning the entire width of the home - Completed with French doors opening out onto to the rear garden. The upstairs enjoys a generous master bedroom featuring an en-suite shower room and fitted wardrobes; The remaining three good size bedrooms all share the luxurious four-piece family bathroom. This home is completed with a beautifully landscaped rear garden, a larger than average garage, a driveway with space for at least two vehicles, and a corner plot front garden which only a handful of properties on this development benefit from. Only a stone's throw from the M5, Worle train station, schools and shops, we highly recommend a viewing to appreciate what this property and location has to offer.

Situation

0.45 miles - Worle Train Station
0.50 miles - Junction 21 of the M5
0.62 miles - Queensway Retail Park
0.80 miles - Priory Secondary School
0.09 miles - St. Anne's Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



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Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing, Amtico flooring, radiator and doors to;

Utility Cupboard

Complementary worktop with integrated washing machine and space for a tumble dryer, Amtico flooring.

Downstairs Cloakroom

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

Lounge

15'1" x 13'4" (4.60m x 4.06m)
uPVC double glazed window to front, radiator and television point.

Kitchen/Dining/Family Room

22'8" x 12'2" (6.91m x 3.71m)
uPVC double glazed window to rear, the modern kitchen is fitted with a range of high gloss eye and base level units with complementary worktop over, inset one and half sink with adjacent drainer and mixer tap over, fully fitted appliances comprising AEG double electric oven/grill, gas hob and extractor over, integrated Zanussi fridge/freezer and dishwasher, ample space for generous dining table and chairs, family area with space for living room furniture, two radiators and Amtico flooring, uPVC double glazed patio doors opening to the garden.

Landing

Loft access, storage cupboard and doors to;

Bedroom One

10'3" x 9'4" (3.12m x 2.84m)
uPVC double glazed window to rear, built-in wardrobes, radiator and door to;

En-suite

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

Bedroom Two

12'0" x 7'10" (3.66m x 2.39m)
uPVC double glazed window to front and radiator.

Bedroom Three

10'3" x 8'0" (3.12m x 2.44m)
uPVC double glazed window to front and radiator.

Bedroom Four

10'4" x 7'5" (3.15m x 2.26m)
uPVC double glazed window to rear and radiator.

Four-Piece Family Bathroom

Obscure uPVC double glazed window to side, four-piece family bathroom comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with taps over and tiled surround, generous shower cubicle with tiled surround, radiator, tiled flooring and radiator.

Rear Garden

Beautifully landscaped, the rear garden boasts an array of lovely plants, trees and hedges. Stepping from the kitchen/dining/family room onto a generously paved entertaining area with a circular area of lawn in the heart of the garden - ideal for those families wanting space for children to play. The garden is fully enclosed by fencing and the garage's brick wall, and with courtesy side gate access to the driveway.

Garage & Driveway

The garage is a larger than average size with power, lighting and an up and

PROPERTY DESCRIPTION

over door to the front. The main driveway allows off street parking for two vehicles PLUS an extra space by the front garden which can be used as a private turning area or parking space.

Front Garden

The front garden is enclosed by a lovely hedge and laid to lawn. A paved walkway leads to the front door with decorative plants to both sides.

Material Information

We have been advised the following;

Area Charge- We have been advise this property is FREEHOLD. There is an area charge of £200PA.

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.

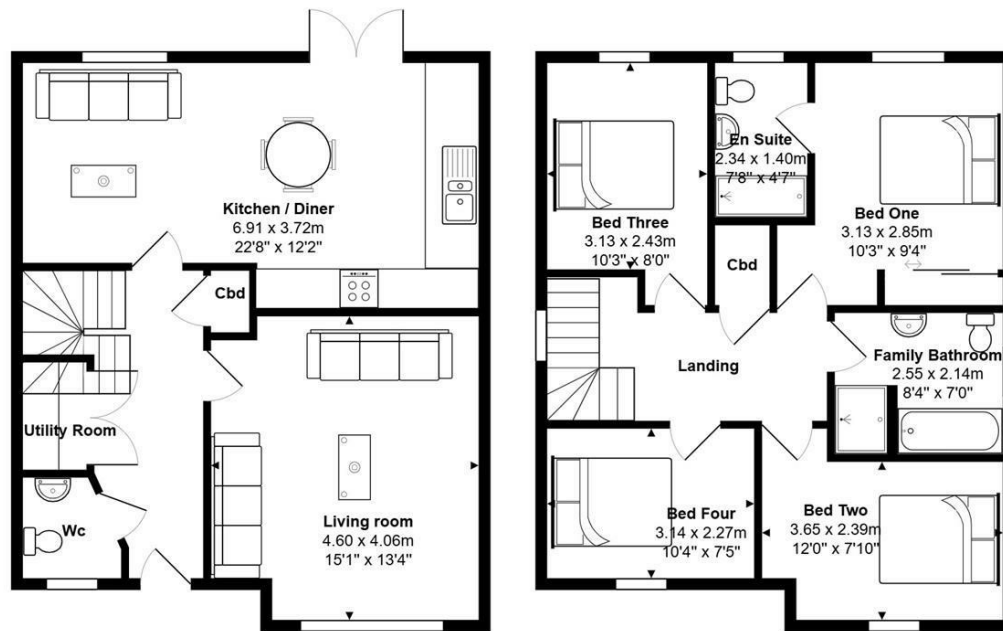
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.







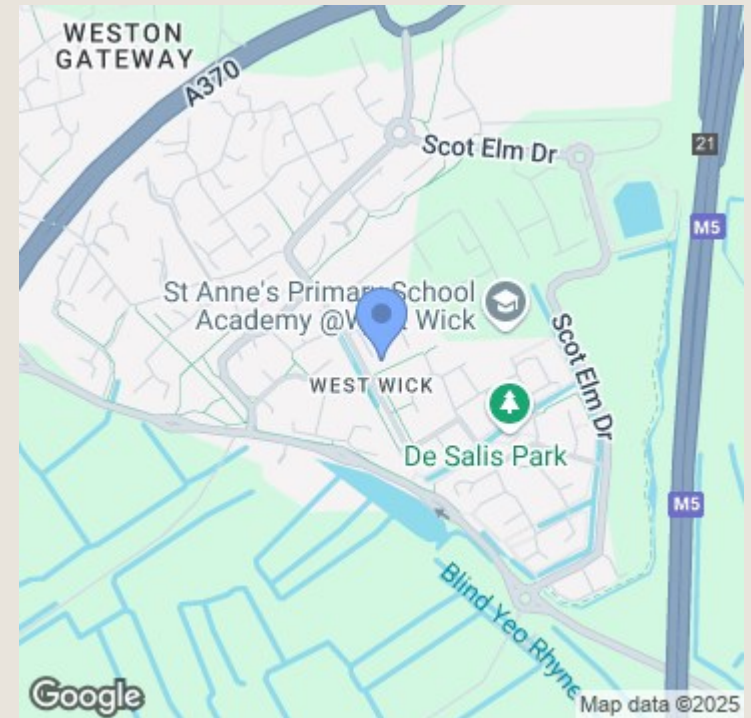


Ground Floor

First Floor

Total Area: 111.9 m² ... 1205 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

