



14 SCAFELL CLOSE

Weston-Super-Mare, BS23 2XF

Asking Price £247,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL 3 BEDROOM HOME * Tucked away in popular location of Weston Hillside, resides this well presented three bedroom end of terrace home. Accessible via Ashleigh Road, and in close proximity to Ashcombe park and providing convenient access to amenities and transport links - We recommend a viewing at your earliest convince.

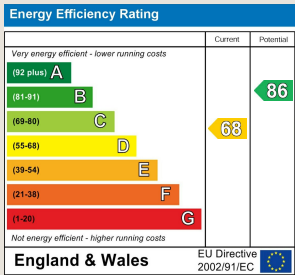
The accommodation comprises in brief; Entrance hall with under stairs storage, lounge and kitchen / breakfast room with pantry cupboard. Upstairs enjoys landing with storage space, three good size bedrooms, and bathroom. Externally the property benefits from a good size rear garden - An ideal first time buy or buy to let investment.

Situation

- 1.1 miles - Milton Train station
 - 0.5 miles - Ashcombe Park
 - 0.4 miles - Co-Op Milton Road
 - 1.1 miles - Tesco superstore
- Distances are approximate & sourced from Google Maps

Local Authority

- Council Tax Band: B
- Tenure: Freehold
- EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Double glazed door opening to entrance hall, with under-stairs storage, telephone point and stairs rising to the first floor.

Kitchen / Breakfast Room

15'4 × 8'4 (4.67m × 2.54m)

The kitchen is fitted with a range of eye and base level units with worktop space over, inset single stainless steel sink with adjacent drainer, mixer tap over and tiled splashbacks, space and plumbing for washing machine, space for cooker and fridge / freezer, space for dining table, radiator and double glazed doors opening to the rear garden.

Storage

5'9 × 3'6 (1.75m × 1.07m)

Housing the 'Worcester' gas central heating combination boiler, and providing extra storage space.

Lounge

14'7 × 10'9 (4.45m × 3.28m)

Spacious lounge with double glazed window to front, television point, radiator, double glazed doors opening to the rear garden.

First Floor Landing

Stairs rising to first floor landing, spacious storage cupboard with hanging rail, shelving and radiator, loft hatch with pull down ladder providing access to the loft space.

Bedroom 3

8'9 × 7'4 (2.67m × 2.24m)

Double glazed window to front, with radiator.

Bedroom 2

9'9 × 6'7 max (2.97m × 2.01m max)

Double glazed window to rear, radiator.

Bedroom 1

36'1"26'2" × 32'9"36'1" (11'8 × 10'11)

Double glazed window to front, radiator, and door to integrated wardrobe space.

Bathroom

7'6 × 5'6 (2.29m × 1.68m)

Matching three-piece suite with panelled bath with tiled surround, low level W/C, and hand wash basin with mixer tap over, separate shower cubicle with mains shower, radiator, obscured double glazed window to front.

Rear Garden

Spacious rear garden enclosed by brick wall and panelled fencing, partially laid to patio with remainder laid to lawn, with side gate access.

Material information

We have been advised the following;

Parking - On street parking

Tenure - We have been advised that the property is freehold, with a management charge of £330 PA, covering maintainace of the green spaces around the area and road/pavement spaces which aren't covered by the council. The vendor currently pays monthly by standing order but we have been advised that it can also be paid in full at the time of billing.

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. 834.6 sq. feet

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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

