



62 ASPEN PARK ROAD
Weston-Super-Mare, BS22 8AU

Price £294,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN, EXTENDED & FURTHER PLANNING PERMISSION! * Looking for that extra living space? Mayfair Town & Country are pleased to welcome this extended three bedroom family home, conveniently positioned with easy access to transport links and amenities.

Comprising in brief; Entrance hall with downstairs cloakroom, lounge, extended kitchen / dining / family room, three good size bedrooms with shower en-suite to the master bedroom and family bathroom. Externally boasting a fantastic sized and south facing corner plot garden with planning permission granted for a double storey extension to the side of the property. Located behind the garden is the garage with an allocated parking space in front.

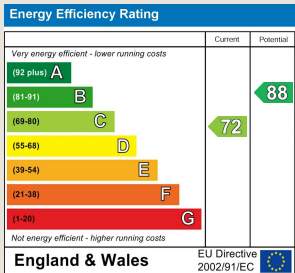
Already offering a move in ready home but with further potential, we highly recommend a viewing at your earliest convenience.

Situation

1.96 miles – Junction 21, M5
1.35 miles – Worle Train Station
0.70 miles – Flowerdown Retail Park
2.04 miles – Weston-super-Mare Sea Front
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing, wood flooring, radiator and doors to;

Downstairs Cloakroom

Obscured uPVC double glazed window to front, suite comprising in brief, low level W/C, hand wash basin with taps over and tiled surround, radiator, consumer unit and wood flooring.

Lounge

15'0" x 12'3" max (4.57m x 3.73m max)

uPVC double glazed window to front, under stair storage cupboard, two radiators, television point, wood flooring and door to;

Kitchen

15'6" x 8'1" (4.72m x 2.46m)

Fitted with a range of eye and base level units with solid wood worktops over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, six ring gas hob with extractor over and electric oven below, integrated fridge, freezer and dishwasher, wall mounted and concealed 'Worcester' boiler, downlights, wood flooring, opening to;

Dining / Family Room

7'11" x 12'7" (2.41m x 3.84m)

uPVC double glazed windows to side and rear overlooking the garden, two skylight windows, breakfast bar area, television point, wood flooring, downlights and patio doors opening to the garden.

Landing

uPVC double glazed window to side, loft access, above-stair airing cupboard housing the hot water tank and storage, doors to;

Bedroom One

15'7" x 8'2" max (4.75m x 2.49m max)

uPVC double glazed window to front, recess for wardrobe, radiator and door to;

Shower En-suite

Obscured uPVC double glazed window to front, suite comprising hand wash basin with taps over and tiled surround, generous shower cubicle with mains shower over and tiled surround, extractor and radiator. The current owners have their washing machine plumbed into this room.

Bedroom Two

9'10" x 8'1" (3.00m x 2.46m)

uPVC double glazed window to rear and radiator.

Bedroom Three

8'2" x 7'1" max (2.49m x 2.16m max)

uPVC double glazed window to rear and radiator.

Bathroom

Suite comprising low level W/C, hand wash basin with taps over and panelled bath with taps over and tiled surround, extractor and radiator.

Corner Plot Garden

The main rear of the garden enjoys a sunny south facing aspect, enclosed by fencing with a generously decked entertaining area, feature circular lawn with stepping stone pathway, raised fish pond, chipping area and an array of mature hedges, trees and shrubs, outside tap, external power points and rear gated access to the garage and parking. To the side of the property, accessible from the main rear garden, is an additional area which has the hard standing, ready for the extension to continue but could also be used in addition to the garden, currently housing a storage shed.

PROPERTY DESCRIPTION

Garage & Parking

Located behind the garden is a garage, which is the second from the left hand side with up-and-over door and parking in front for one vehicle.

Material Information

We have been advised the following;

Planning Permission - To the side of the property the two storey extension has reached floor level which enables the planning permission to remain current. We have been advised that any buyer can construct immediately.

This would create a further ground floor reception and a new master bedroom with en-suite on the second floor. This can be viewed on the North Somerset planning website with ref: 03/P/2179/F.

Garage - The garage is located to the rear of the property, under a coach house. The garage is leasehold with a charge of £25.00 a year.

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.

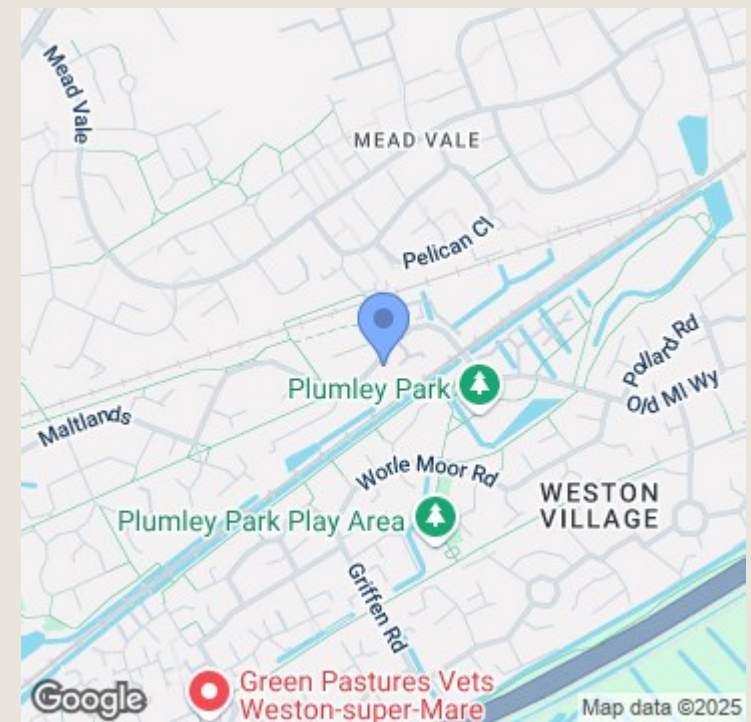
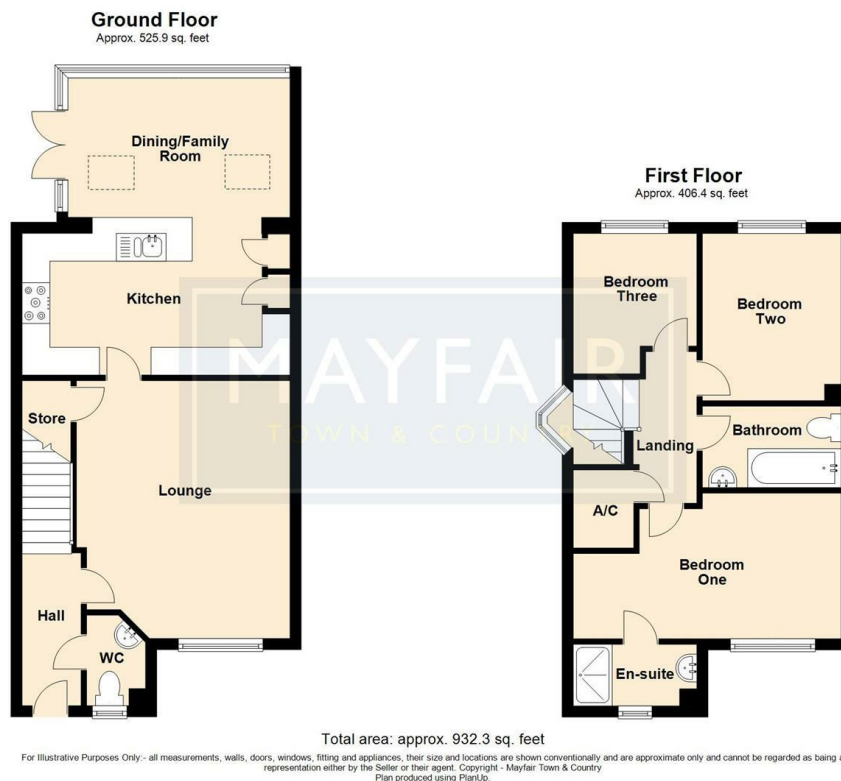
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

