



## 3 BUCKLE PATH

Weston-Super-Mare, BS24 7GD

Price £264,500

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* FAB THREE BEDROOM HOME WITH NO CHAIN! \* Tucked away in the ever sought after and convenient West Wick resides this ideal family home.

A fantastic and spacious design which comprises of; Entrance hall with storage and downstairs cloakroom, 17ft lounge, dining room, kitchen, landing with storage, three good size bedrooms with en-suite to the master bedroom and family bathroom. Externally the property enjoys a sunny south facing rear garden, garage and allocated parking space.

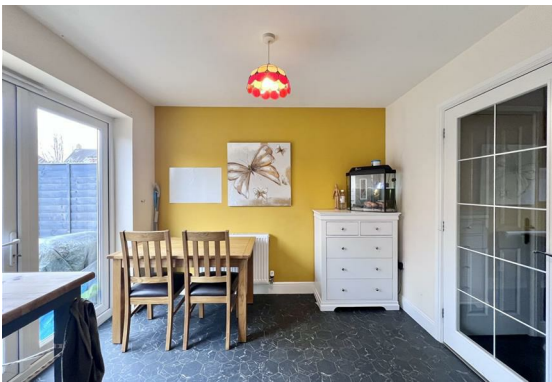
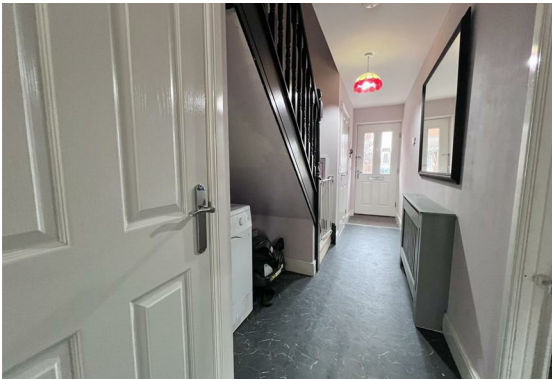
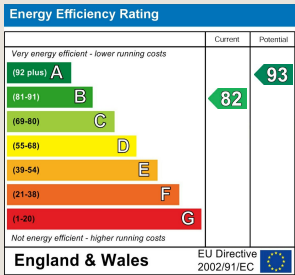
Ideally positioned with easy access to popular primary and secondary schools, along with transport links including the M5 motorway. With no onward chain complications, we highly recommend a viewing at your earliest convenience.

## Situation

- 0.59 miles - Worle Train Station
  - 0.49 miles - Junction 21 of the M5
  - 0.55 miles - Morrisons Supermarket
  - 0.92 miles - Priory Secondary School
  - 75 meters - St Anne's Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Hall

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

## Downstairs Cloakroom

Obscured uPVC double window to front, low level W/C and hand wash basin with tap over and tiled surround, radiator and consumer unit.

## Lounge

17'6" × 10'3" (5.33m × 3.12m)

uPVC double glazed window to front, radiator and television point.

## Dining Area

8'3" × 9'6" (2.51 × 2.90)

uPVC double glazed patio doors opening to the garden, radiator and archway to;

## Kitchen

8'3" × 9'7" (2.51 × 2.92)

uPVC double glazed window to the rear, the kitchen comprises a range of matching wall and base units with worktop over, inset one and half sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and fan assisted oven below, extractor, wall mounted and concealed gas central heating combination boiler, space for fridge / freezer, plumbing for washing machine and dishwasher.

## First Floor Landing

Generous storage cupboard and doors to;

## Bedroom One

12'9" × 10'2" (3.89 × 3.10)

uPVC double glazed window to front, radiator, recess for wardrobes and television point.

## En-suite

Suite comprising low level W/C, hand wash basin and generous shower cubicle with shower over and tiled surround, radiator and extractor.

## Bedroom Two

10'9" × 8'8" (3.28 × 2.64)

uPVC double glazed window to rear, radiator and loft access.

## Bedroom Three

9'8" × 7'8" (2.95 × 2.34)

uPVC double glazed window to rear, radiator and recess for wardrobe.

## Bathroom

6'4" × 6'5" (1.93 × 1.96)

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

## Rear Garden

Enjoying a south facing aspect, the rear garden is low maintenance with a large paved entertaining area and artificial grass, summerhouse / shed, gated rear access.

## Parking & Garage

18'11" × 9'2" (5.77m × 2.79m)

The parking and garage is located to the right hand side of the property. The garage is a single garage with and up and over door and there is a single parking space situated directly in front.

## 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](https://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](https://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](https://map.n-somerset.gov.uk/DandE.html).









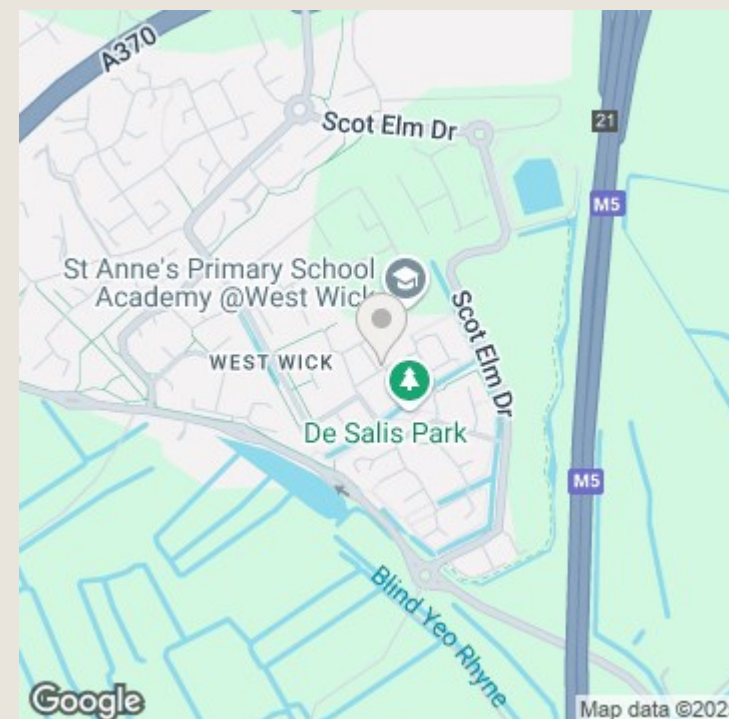
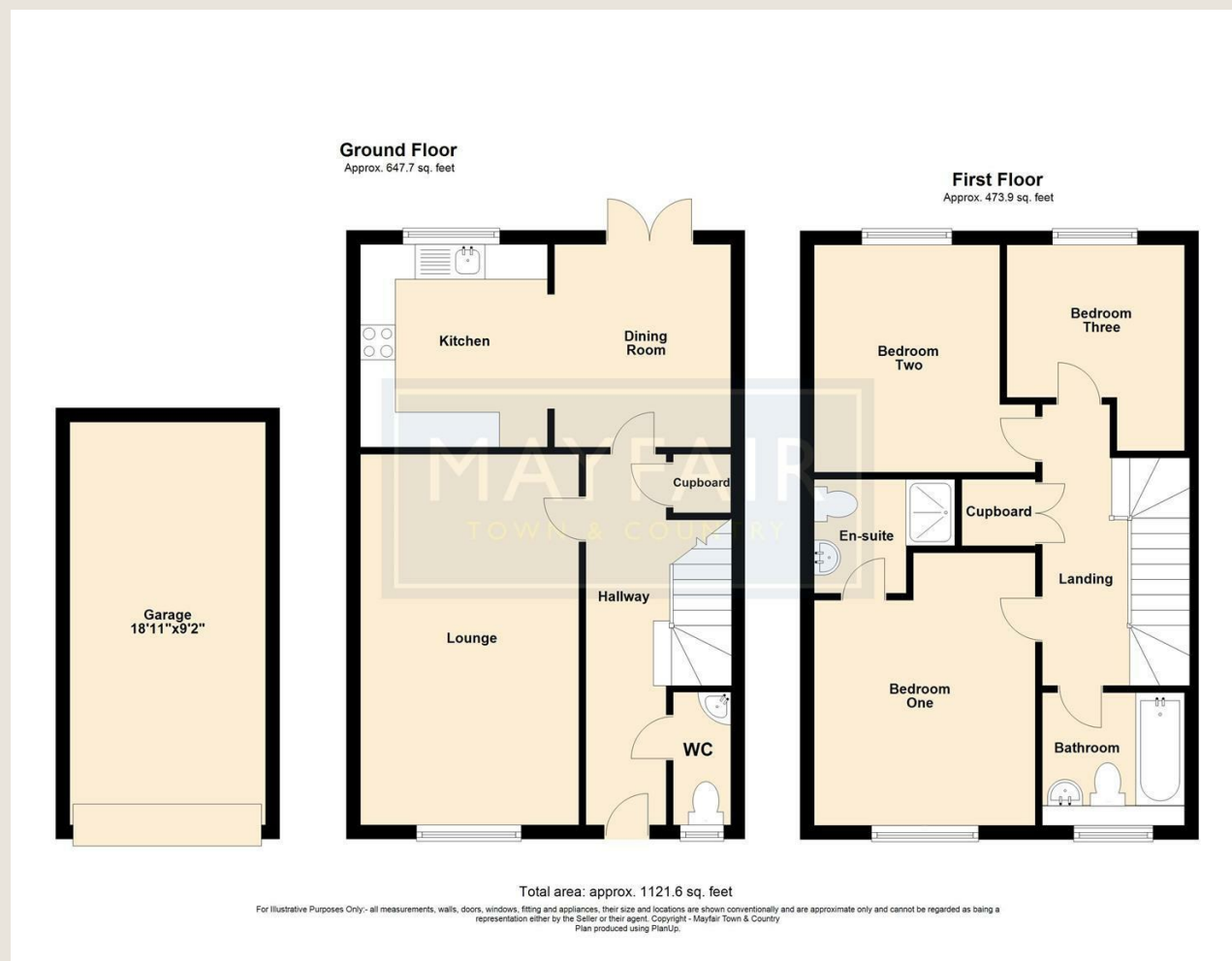












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

