



**18 BURRINGTON AVENUE**

Weston-super-Mare, BS24 9LP

**Price £330,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* WELL PRESENTED WITH NO CHAIN! \* In need of extra space? Then this ideal family home is calling you! We're pleased to welcome to the market this four bedroom family home in the ever popular area of Bleadon.

This house comprises in brief; Entrance porch, lounge, modern fitted kitchen/dining room, downstairs cloakroom, four good sized bedrooms with balcony and family bathroom. Externally the property enjoys a sunny south/east facing garden, off street parking which leads to the garage with electric roller door.

Conveniently positioned with easy access to popular schools, shops and amenities, including Weston hospital and the sea front. We highly recommend a viewing at your earliest convenience.

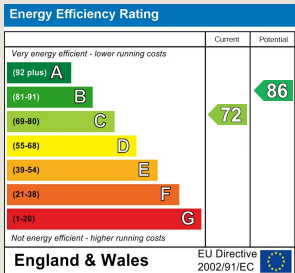
## Situation

- 1.62 miles - Uphill Beach
  - 0.82 miles - Broadoak School
  - 0.30 miles - Tesco Convenience Shop
  - 0.33 miles - Weston General Hospital
- Distances are approximate & sourced from Google Maps

## The local area

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Porch

Front door opening into the entrance porch with double glazed window to side and door opening to;

## Lounge

14'0" x 13'4" (4.27m x 4.06m)  
uPVC double glazed window to front, stairs rising to the first floor landing, electric fireplace with surround, radiator, laminate flooring, opening to;

## Kitchen/Dining Room

22'4" x 10'2" (6.81m x 3.10m)  
uPVC double glazed sliding doors opening to the garden, the dining area has space for a large dining table and chairs, radiator and laminate flooring. The beautiful kitchen has been re-fitted and comprises a range of eye and base level units with complimentary worktop over and tiled surround, inset one and half sink with adjacent drainer and instant hot water tap over, freestanding range cooker with extractor over, integrated dishwasher, space for fridge/freezer, laminate flooring and archway to;

## Inner Hallway

Door to the garage and door to;

## Downstairs Cloakroom

White suite comprising low level W/C and hand wash basin with taps over and tiled surround.

## Landing

Loft access and doors to;

## Bedroom One

14'3" x 10'0" (4.34m x 3.05m)  
uPVC double glazed window to front, above-stair storage recess and radiator.

## Bedroom Two

10'4" x 9'2" (3.15m x 2.79m)  
uPVC double glazed window to rear, above-stair wardrobe and radiator.

## Bedroom Three

12'9" x 7'11" (3.89m x 2.41m)  
uPVC double glazed window to front, radiator and double glazed door opening to the balcony.

## Bedroom Four

10'11" x 7'0" (3.33m x 2.13m)  
uPVC double glazed window to rear, radiator and storage cupboard housing the gas central heating combination boiler.

## Bathroom

7'7" x 5'5" (2.31m x 1.65m)  
Obscured uPVC double glazed window to rear, re-fitted suite comprising low level W/C, hand wash basin set into storage vanity unit with tap over, panelled bath with taps and mains rainfall shower over, radiator, tiled flooring and walls.

## Rear Garden

Stepping from the kitchen/diner onto a generous amount of paving, ideal for entertaining. The remainder of the garden is laid to lawn with an array of attractive trees, shrubs and hedges, outside shed and tap.

## Garage & Parking

16'0" x 8'0" (4.88m x 2.44m)  
The garage has an electric up and over door to the front with power and lighting, updated consumer unit and door to the inner hallway. In front of the garage is the block paved driveway providing off street parking.

## Front Garden

Laid to lawn with the potential for a prospective buyer to extend the driveway if they desired.

# PROPERTY DESCRIPTION

## 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).





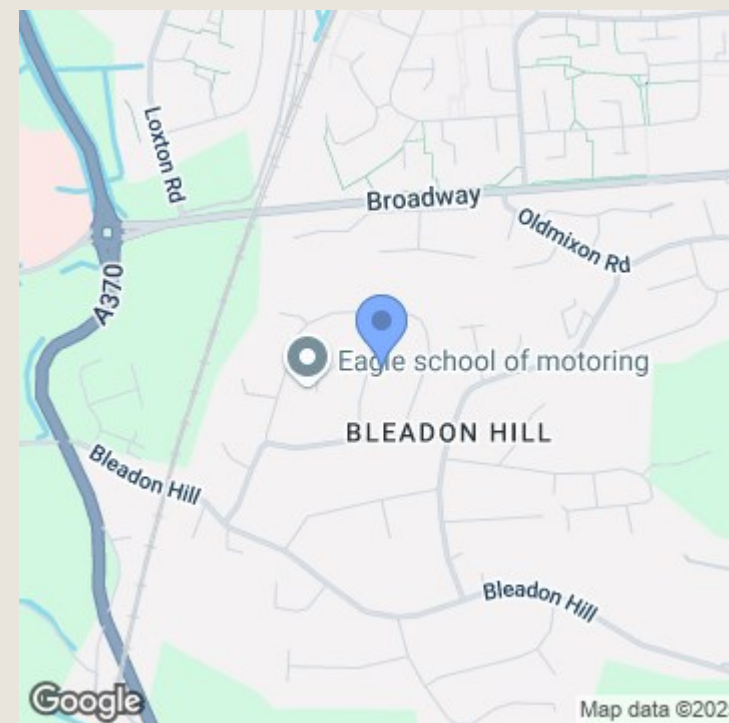
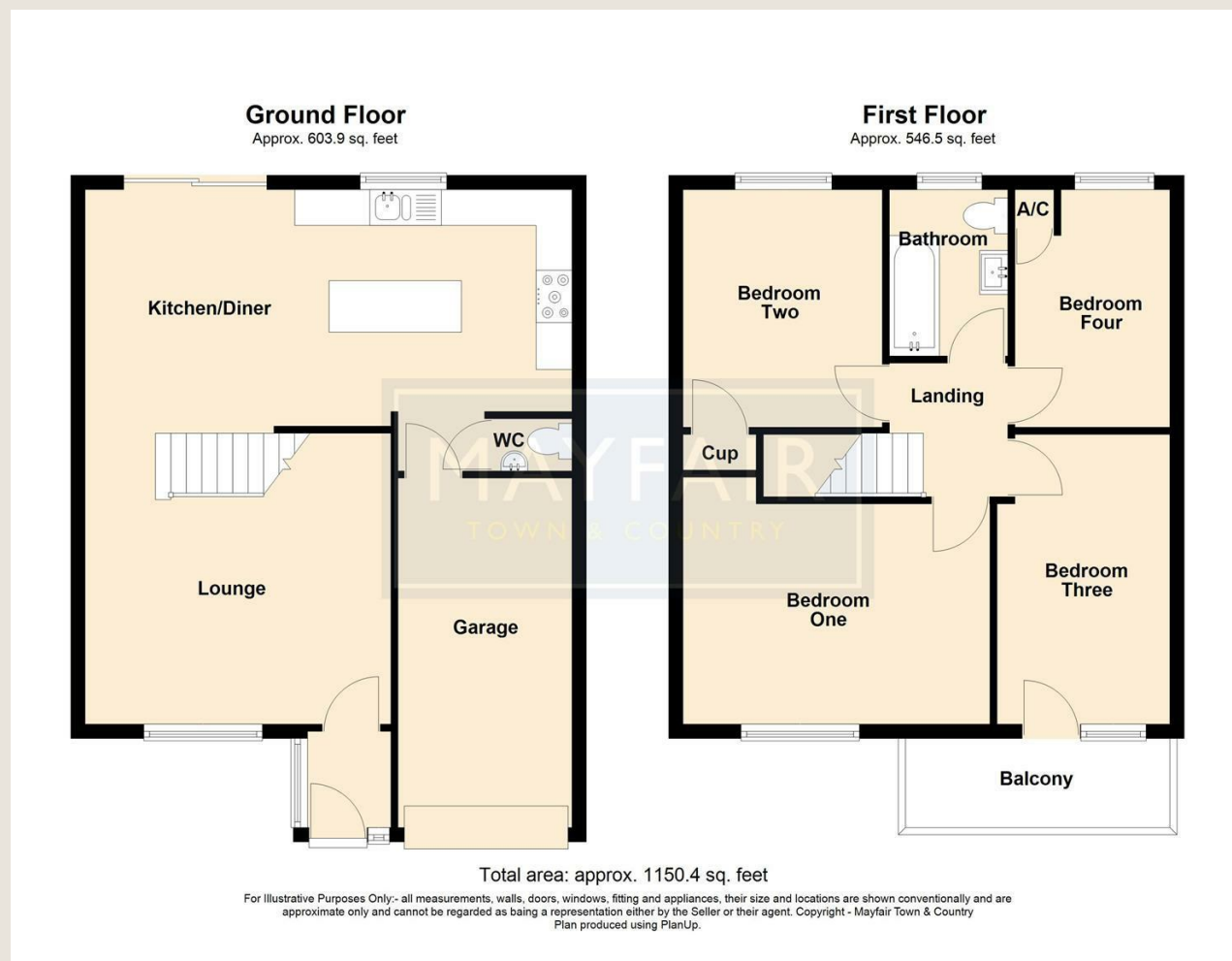












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

