



84 CEDERN AVENUE

Weston-Super-Mare, BS24 8PD

Price £294,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

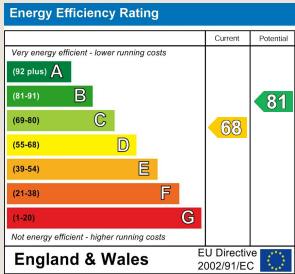
* IMMACULATE FAMILY HOME! * Located in the immensely popular Elborough Village resides this ideal family home with so much to offer! Positioned directly opposite a green open playing field and ideally located with easy access to popular schools, amenities and transport links. Boasting an entrance hall, lounge with added conservatory, kitchen/dining room with pantry cupboard, downstairs cloakroom, three good size bedrooms with an en-suite to the master bedroom and re-fitted family bathroom suite. Externally this home enjoys a good sized, private and sunny rear garden with rear gated access to the garage and driveway. In all - a wonderful family home not to be missed!

Situation

0.25 miles - Bus Stop
2.15 miles - Junction 21 of the M5
1.64 miles - Asda Convenience Shop
1.00 miles - Winterstoke Hundred Academy
1.18 miles - Locking Parklands Primary School
All distances are approximate and sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

8'5" x 7'1" (2.57m x 2.16m)

uPVC double glazed door opening into the hallway, stairs rising to the first floor landing, laminate flooring, archway to the kitchen/dining room and door to;

Lounge

16'2" x 10'0" (4.93m x 3.05m)

uPVC double glazed window to front looking onto the green opposite, radiator, electric fireplace with surround, television and telephone points, laminate flooring, opening to;

Conservatory

9'5" x 9'0" (2.87m x 2.74m)

Installed in recent years, the conservatory adds a fantastic addition to the living space, uPVC double glazed windows to rear, electric radiator, laminate flooring and double doors opening to the garden.

Kitchen/Dining Room

16'3" x 14'2" max (4.95m x 4.32m max)

Dual aspect uPVC double glazed windows to front and rear, generous space for dining table and chairs, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and electric oven below, space for fridge/freezer and tumble dryer, plumbing for washing machine, laminate flooring, radiator, under-stair pantry storage cupboard, rear hallway with additional uPVC double glazed window, door to the garden and door to;

Downstairs W/C

Obscured window to side, suite comprising low level W/C and hand wash basin, wall mounted gas central heating combination boiler and radiator.

Landing

uPVC double glazed window to rear, loft access and doors to;

Bedroom One

15'8" x 8'8" (4.78m x 2.64m)

uPVC double glazed window to front overlooking the green opposite, built-in mirror fronted wardrobes and additional storage cupboard, radiator and door to;

En-suite

7'1" x 5'7" max (2.16m x 1.70m max)

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

Bedroom Two

10'3" x 8'9" (3.12m x 2.67m)

uPVC double glazed window to front overlooking the green opposite, above-stair storage cupboard and radiator.

Bedroom Three

7'1" x 6'9" (2.16m x 2.06m)

uPVC double glazed window to rear and radiator.

Bathroom

7'1" x 5'8" (2.16m x 1.73m)

Obscured uPVC double glazed window to rear, re-fitted suite comprising low level W/C and hand wash basin set into storage vanity unit, panelled bath with mains shower over and tiled surround, radiator.

Rear Garden

Enjoying a sunny aspect, the rear garden is low maintenance. Partially laid to artificial grass with a generous paved area - ideal for entertaining, the remainder of the garden is laid to decorative stones with an outside tap and rear gate creating a walkway access to the garage and parking.

Garage & Parking

17'2" x 8'8" (5.23m x 2.64m)

Located to the rear of the property and easily accessible via the garden, the garage has an up and over door and a parking space in front.

Front Garden

Laid to low maintenance stones with a wooden sleeper border.

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.

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

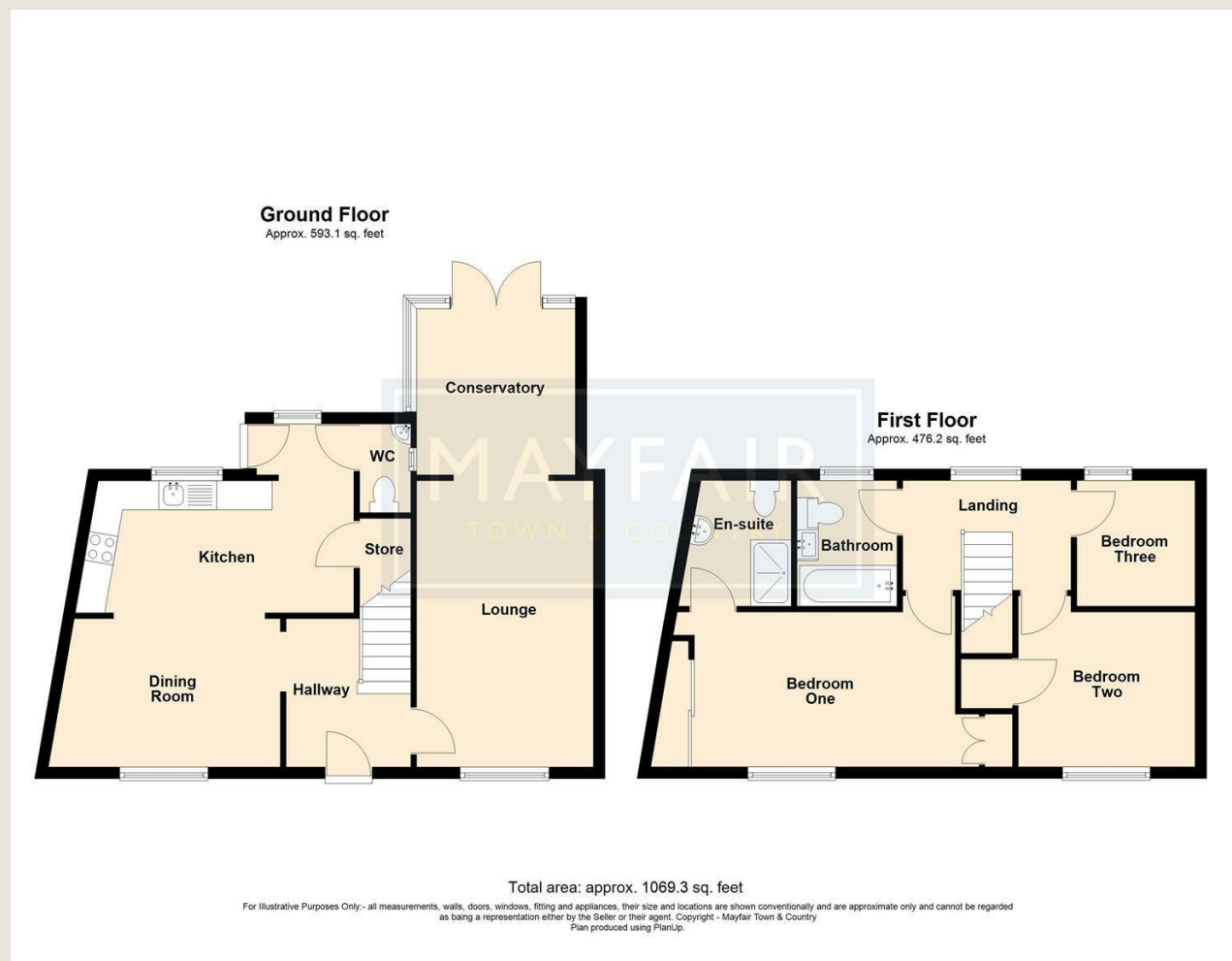
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

