



**57 CABOT WAY**

Weston-Super-Mare, BS22 7TE

**Price £255,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

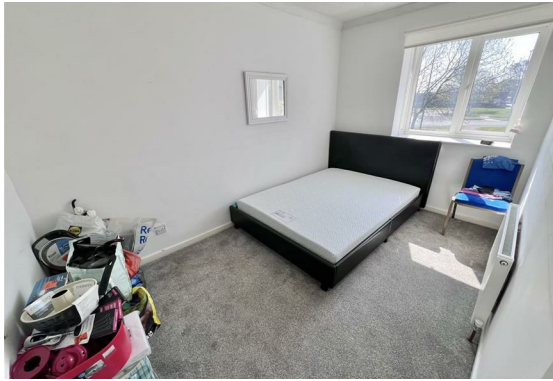
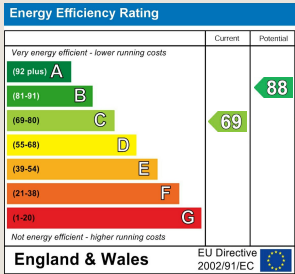
\* STONE'S THROW FROM AMENITIES WITH NO CHAIN! \* Calling all first time buyers or buy to let investors! We are pleased to welcome this ideal three bedroom home in need of some TLC but perfectly positioned for access to schools, transport links and shops. Comprising in brief, entrance hall, lounge, kitchen/dining room, three good size bedrooms and bathroom. Externally the property benefits a generous size and private rear garden, garage and off street parking. With no onward chain complications, we highly recommend a viewing at your earliest convenience.

## Situation

- 0.15 miles - Worle Bus Terminal
  - 0.10 miles - Sainsburys Supermarket
  - 70 meters - Priory Secondary School
  - 0.82 miles - Junction 21 of the M5 Motorway
- All distances are approximate and sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Hall

uPVC double glazed front door opening into the entrance hall with storage cupboard and glazed door to;

## Lounge

16'6" x 13'11" max (5.03m x 4.24m max)

uPVC double glazed window to front, stairs rising to the first floor landing with under-stair storage, radiator, television point and archway to

## Kitchen/Dining Room

13'11" x 8'11" (4.24m x 2.72m)

uPVC double glazed window to rear, the kitchen is fitted with a range of eye and base level units with worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, freestanding gas cooker with tiled surround, space for fridge/freezer and plumbing for washing machine, worktop area which can be used as a breakfast bar or easily removed by a prospective buyer if they preferred to have a dining table, double glazed door opening to the lean-to and the garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom One

11'7" x 8'8" max (3.53m x 2.64m max)

uPVC double glazed window to rear and radiator.

## Bedroom Two

11'8" x 7'5" (3.56m x 2.26m)

uPVC double glazed window to front and radiator.

## Bedroom Three

7'0" x 6'2" (2.13m x 1.88m)

uPVC double glazed window to front and radiator.

## Bathroom

7'9" x 4'11" (2.36m x 1.50m)

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin and panelled bath with taps over, partially tiled walls and radiator.

## Lean-to

Stepping from the kitchen into a polycarbonate lean-to with door opening to;

## Rear Garden

Impressively private, the rear garden is mostly laid to stones with a small area of grass and hedges, courtesy door access to the garage.

## Garage & Parking

The garage has an up and over door, power, lighting, wall mounted gas central heating combination boiler and courtesy door to the garden. In front of the garage is off street parking for one vehicle, while the front garden is laid to slate and could provide off street parking for an additional small vehicle.

## 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).



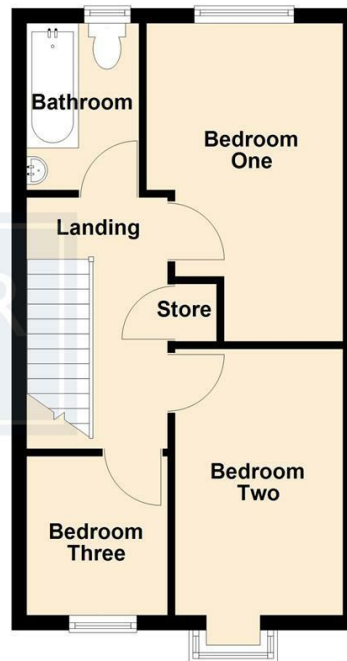
## Ground Floor

Approx. 518.5 sq. feet



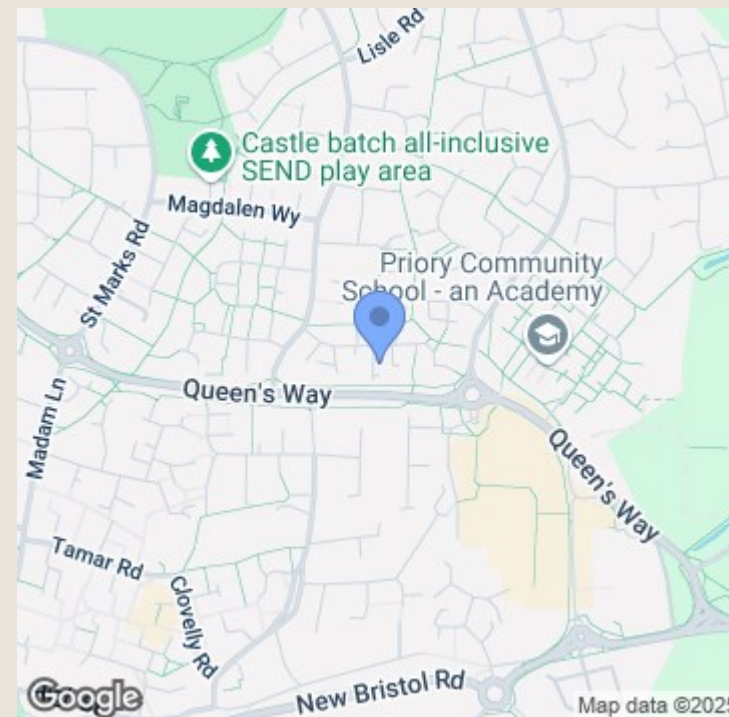
## First Floor

Approx. 367.4 sq. feet



Total area: approx. 885.9 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country 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

