



9 OTERHAMPTON GARDENS

West Wick, BS24 7PE

Price £339,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* OVER 1100 SQUARE FOOT OF HOME! * Built by renowned developer Bloor Homes in the immensely popular 'The Wick' development resides this THREE DOUBLE BEDROOM family home. Larger than most three bedroom properties in this area, this immaculate home was only built in 2023 and is positioned in a small cul-de-sac of only five homes.

The ground floor enjoys an entrance hall, lounge overlooking the green space opposite, impressive kitchen with integrated appliances and feature dining table island, separate utility space and downstairs cloakroom. The first floor boasts not only two double bedrooms but also the four-piece fitted bathroom - all ideal for a growing family. The top floor is reserved for the master suite, comprising a large bedroom, walk-in wardrobe and shower en-suite.

Externally the property enjoys a low maintenance rear garden and the private driveway, located directly to the side of the property with comfortable space for two vehicles.

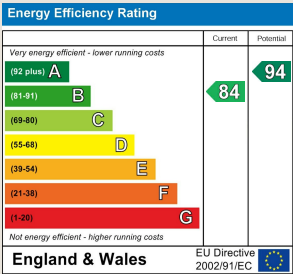
Only a stone's throw from the M5, Worle train station, schools and shops, we highly recommend a viewing to appreciate what this fabulous home and location has to offer.

Situation

- 0.45 miles - Worle Train Station
 - 0.50 miles - Junction 21 of the M5
 - 0.62 miles - Queensway Retail Park
 - 0.80 miles - Priory Secondary School
 - 0.09 miles - 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

Composite front door opening into the hallway with stairs rising to the first floor landing, radiator and door to;

Lounge

13'9" x 12'0" (4.19m x 3.66m)

uPVC double glazed window to front, radiator, under-stair storage cupboard and door to;

Kitchen/Dining Room

12'6" x 11'10" (3.81m x 3.61m)

uPVC double glazed windows and patio doors to the rear, the modern fitted kitchen comprises a range of eye and base level units with complementary worktop over, hidden pull out drawer unit, inset one and half sink with adjacent drainer and mixer tap over, four ring gas hob with stainless steel splashback and extractor over, mid-height electric double oven, integrated dishwasher and fridge/freezer, added central storage island with worktop/dining table worktop over, radiator and archway to;

Utility Area

Wall mounted and concealed gas central heating boiler, integrated washing machine and door to;

Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with tap over and tiled surround, radiator and extractor.

First Floor Landing

uPVC double glazed window to front, storage cupboard, stairs rising to the second floor landing, radiator, doors to;

Bedroom Two

14'6" x 8'6" (4.42m x 2.59m)

uPVC double glazed window to rear and radiator.

Bedroom Three

11'10" x 8'8" (3.61m x 2.64m)

uPVC double glazed window to front and radiator.

Four-Piece Bathroom

9'0" x 6'7" (2.74m x 2.01m)

Obscure uPVC double glazed window to rear, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with taps

and separate handheld shower attachment over with tiled surround, shower cubicle with mains shower over and tiled surround, towel radiator and extractor.

Second Floor Landing

Door to;

Bedroom One

14'5" x 11'9" (4.39m x 3.58m)

UPVC double glazed window to front, above stair storage cupboard, radiator, television and telephone points, door to en-suite, walk-in wardrobe area with two large built-in wardrobes, radiator and skylight window.

En-suite

7'4" x 5'9" (2.24m x 1.75m)

Skylight window to rear, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous shower cubicle with mains shower over and tiled surround, radiator and extractor.

Rear Garden

Newly landscaped and low maintenance, the rear garden is a great size and laid to paving slabs with a decorative stone border, a generous size storage shed and gated access the driveway.

Driveway

Directly adjacent to the property is the spacious driveway, providing comfortable off street parking for two vehicles.

Material Information

We have been advised the following;

Area Charge- We have been advise this property is FREEHOLD. There is an area charge of £160PA.

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.

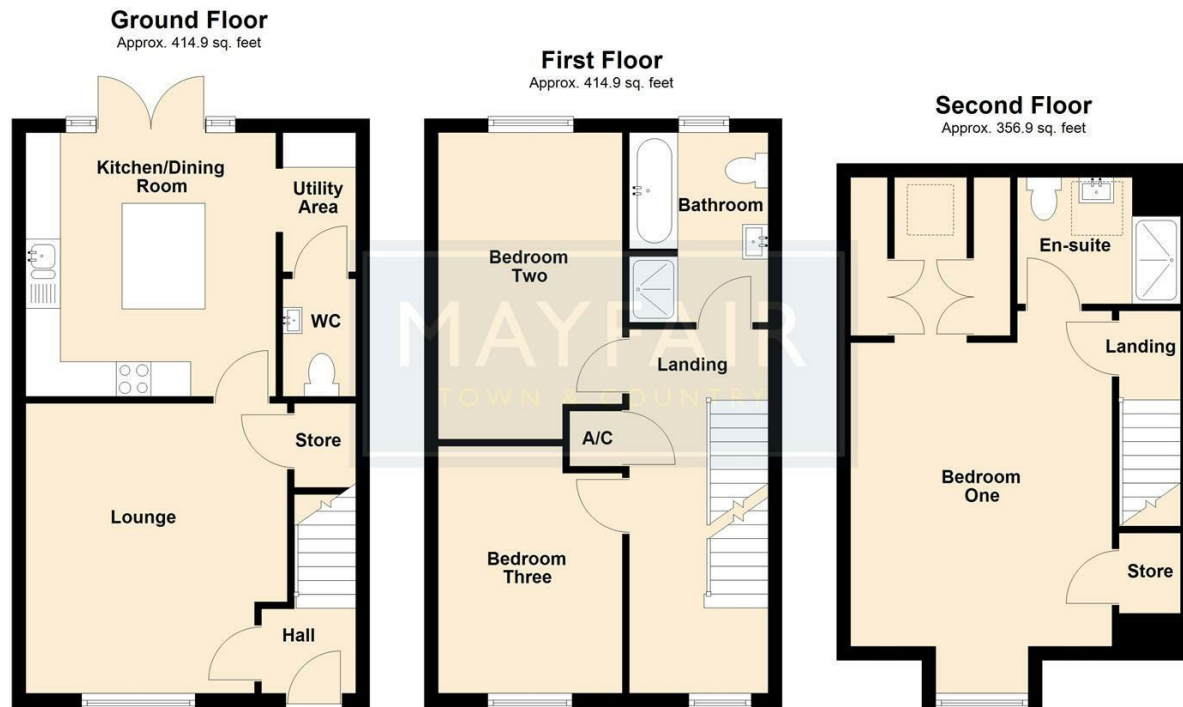
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





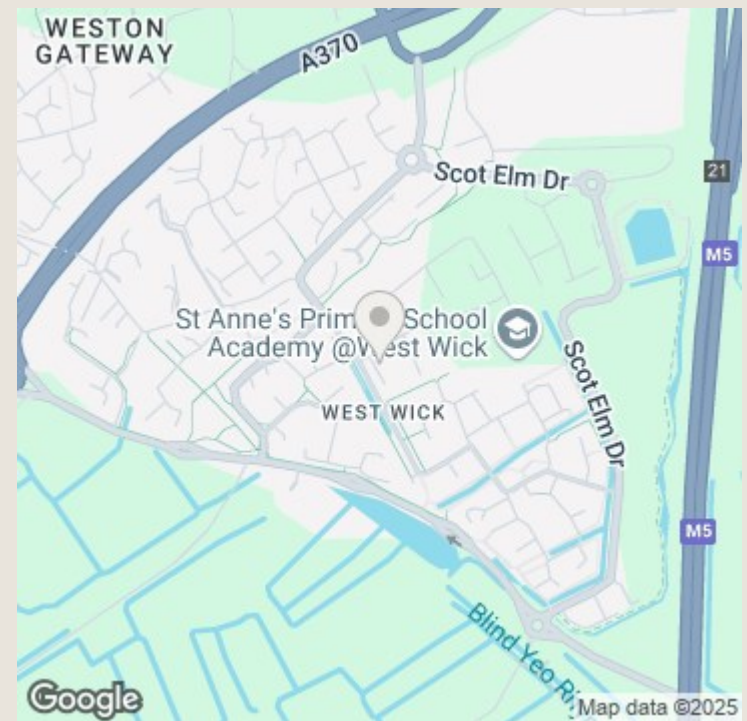






Total area: approx. 1186.7 sq. feet

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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

