



1 WILSON GARDENS

Weston-Super-Mare, BS24 7GL

Offers Over £320,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DETACHED FAMILY HOME * Mayfair Town & Country are thrilled to welcome to the market this immaculate three bedroom detached home, built by renowned developer Bloor Homes.

Comprising in brief, entrance hall with storage and downstairs cloakroom, spacious lounge, fully integrated fitted kitchen/dining room, landing with storage, master bedroom with built-in wardrobes and en-suite, two further good size bedrooms and family bathroom. Externally the property enjoys a good size, private and south/west facing garden with timber built lounge/bar area, garage and driveway for two vehicles.

Located in the ever sought after West Wick area with fantastic access to the M5, schools and amenities.

Situation

- 0.45 miles – Junction 21, M5
 - 0.36 miles – Worle Train Station
 - 0.65 miles – Priory Secondary School
 - 0.19 miles – St. Anne's Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Hallway

Stairs to first floor landing with under stair storage, thermostat control, telephone point, radiator and doors to;

Downstairs Cloakroom

Modern white suite comprising low level WC and wall mounted wash hand basin with mixer tap over and tiled surround, extractor fan and radiator.

Lounge

15'1" x 10'7" (4.60m x 3.23m)

Dual aspect uPVC double glazed windows to front and side, television point and two radiators.

Kitchen/Diner

15'1" x 9'0" (4.60m x 2.74m)

uPVC double glazed window to front, fitted with a range of white gloss wall and base units with granite work surfaces over, inset one and a half sink with adjacent drainer and mixer tap over, inset electric oven with four ring electric hob and extractor over, integrated fridge/freezer, washing machine and dishwasher, wall mounted and concealed combination gas boiler, downlights, ample space for dining table and chairs, radiator and uPVC double glazed doors opening to garden.

Landing

Access to loft space, storage cupboard and doors to;

Bedroom One

8'11" x 8'11" excluding built-in wardrobes (2.74m x 2.74m excluding built-in wardrobes)

uPVC double glazed window to side, fitted double wardrobe with sliding mirror doors, television point, radiator and door to;

En-suite

Obscure uPVC double glazed window to front, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous shower cubicle with shower over and tiled surround, towel radiator, extractor fan and downlights.

Bedroom Two

10'7" x 8'2" (3.23m x 2.49m)

uPVC double glazed window to front and radiator.

Bedroom Three

10'7" x 6'9" (3.23m x 2.06m)

uPVC double glazed window to side and radiator.

Bathroom

Obscure uPVC double glazed window to front, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with shower attachment mixer tap, extractor fan, downlights and towel radiator.

Rear Garden

Enjoying a south/west facing aspect, the rear garden is impressively private. Stepping from the kitchen/dining room onto a paved entertaining area with gates to the front of the property and the driveway, the middle area of the garden is laid to artificial lawn with the courtesy door to the garage. To the rear is an enclosed timber built bar/lounge area with power and lighting.

Garage & Driveway

16'9" x 8'6" (5.11m x 2.59m)

The garage has an up-and-over door, power and light. Driveway in front of garage providing off street parking for at least two vehicles.

Material Information

We have been advised the following:

Tenure- Please be advised this property is FREEHOLD. When 'Bloor Homes' finished this development they set up a management company to ensure the area is well maintained, there is a maintenance charge for the upkeep of the area (including two parks and grass areas) of roughly £31 IPA which is paid quarterly.

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.

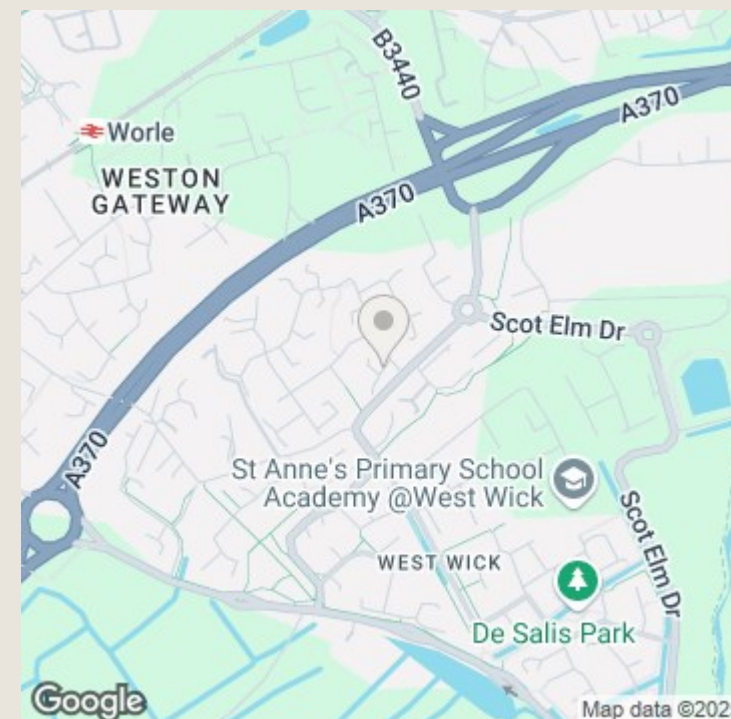
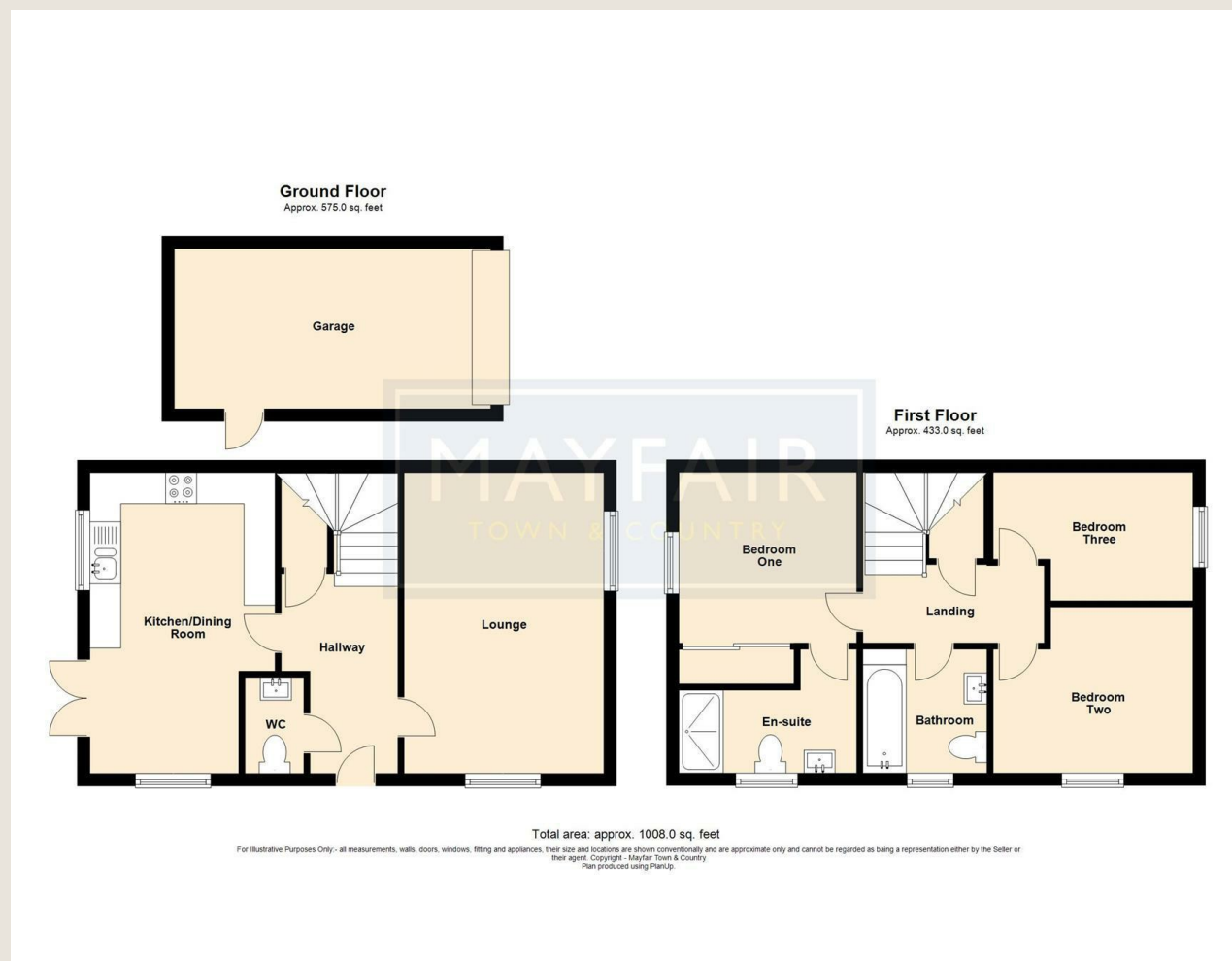
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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

