



80 WILSON GARDENS

Weston-Super-Mare, BS24 7GN

Price £370,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

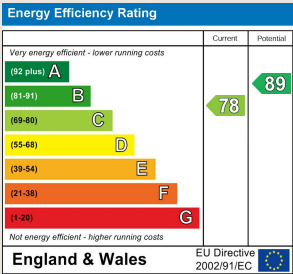
* NOW WITH NO CHAIN!!! - FAB FOUR BEDROOM HOUSE IN POPULAR WEST WICK * Perfectly positioned with fantastic access to commuter links, including the M5 and Worle train station – along with close proximity to popular primary and secondary schools. This Bloor built home comprises an entrance hall with storage and downstairs cloakroom, spacious lounge, kitchen/dining room with integrated appliances, landing with storage, four good size bedrooms with en-suite to master and family bathroom. Externally enjoying a good size and westerly facing rear garden, detached garage and driveway for multiple vehicles. We highly recommend a viewing at your earliest convenience.

Situation

0.48 miles - Junction 21, M5
0.25 miles - Worle Train Station
0.66 miles - Priors Secondary School
0.29 miles - St. Anne's Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing with under-stair recess area, generous storage cupboard housing the gas central heating boiler, radiator, telephone point and doors to;

Downstairs Cloakroom

Obscured uPVC double glazed window to front, modern white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, radiator and extractor.

Lounge

16'2" x 11'2" (4.93m x 3.40m)
uPVC window to front, radiator and telephone point.

Kitchen/Dining Room

21'2" x 10'2" max (6.45m x 3.10m max)
uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over, inset sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, mid-height electric double oven, integrated fridge/freezer, dishwasher and plumbing for washing machine, ample space for dining table and chairs, radiator and uPVC double glazed doors opening to the garden.

Landing

Loft access, storage cupboard and doors to;

Bedroom One

8'6" x 8'2" up to the wardrobes (2.59m x 2.49m up to the wardrobes)
uPVC double glazed window to rear, mirror fronted built-in wardrobes, radiator and door to;

En-suite

Modern white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, shower cubicle with electric shower over and tiled surround, radiator and extractor.

Bedroom Two

10'5" x 11'7" max (3.18m x 3.53m max)
uPVC double glazed to rear and radiator.

Bedroom Three

10'3" x 7'9" (3.12m x 2.36m)
uPVC double glazed to front and radiator.

Bedroom Four

10'8" x 6'8" (3.25m x 2.03m)
uPVC double glazed to front and radiator.

Bathroom

Obscured uPVC double glazed window to front, modern white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, panelled bath with taps over and tiled surround, towel radiator and extractor.

Rear Garden

Enjoying a sunny westerly facing aspect, the rear garden is fully enclosed and is partially laid to paving creating a walkway to a side gate and driveway, the middle of the garden is laid to lawn with a feature Cherry tree and an array of hedges and plants, with a raised decked area - ideal for entertaining.

Garage & Driveway

19'4" x 10'4" (5.89m x 3.15m)
The garage has an up and over door to the front. The driveway in front of the garage provides off street parking for two to three vehicles.

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.

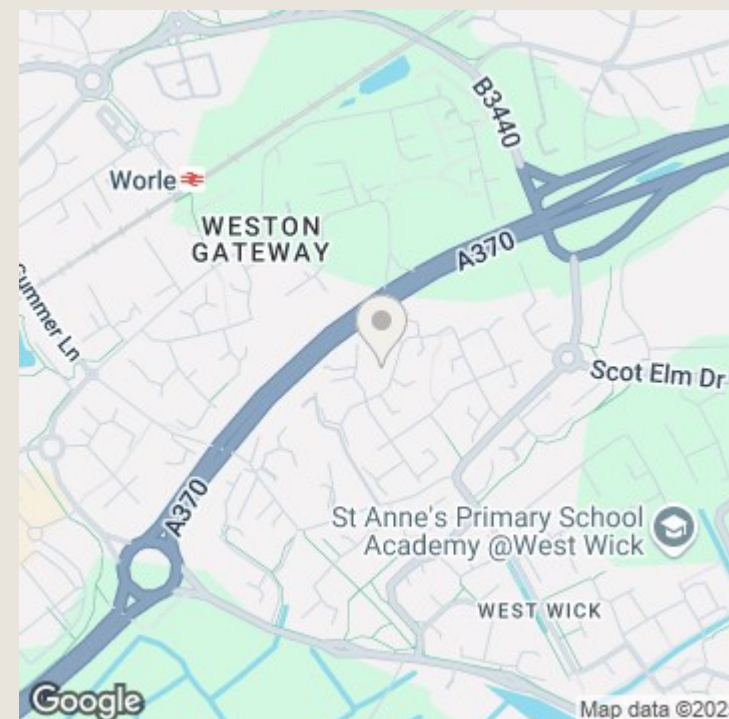
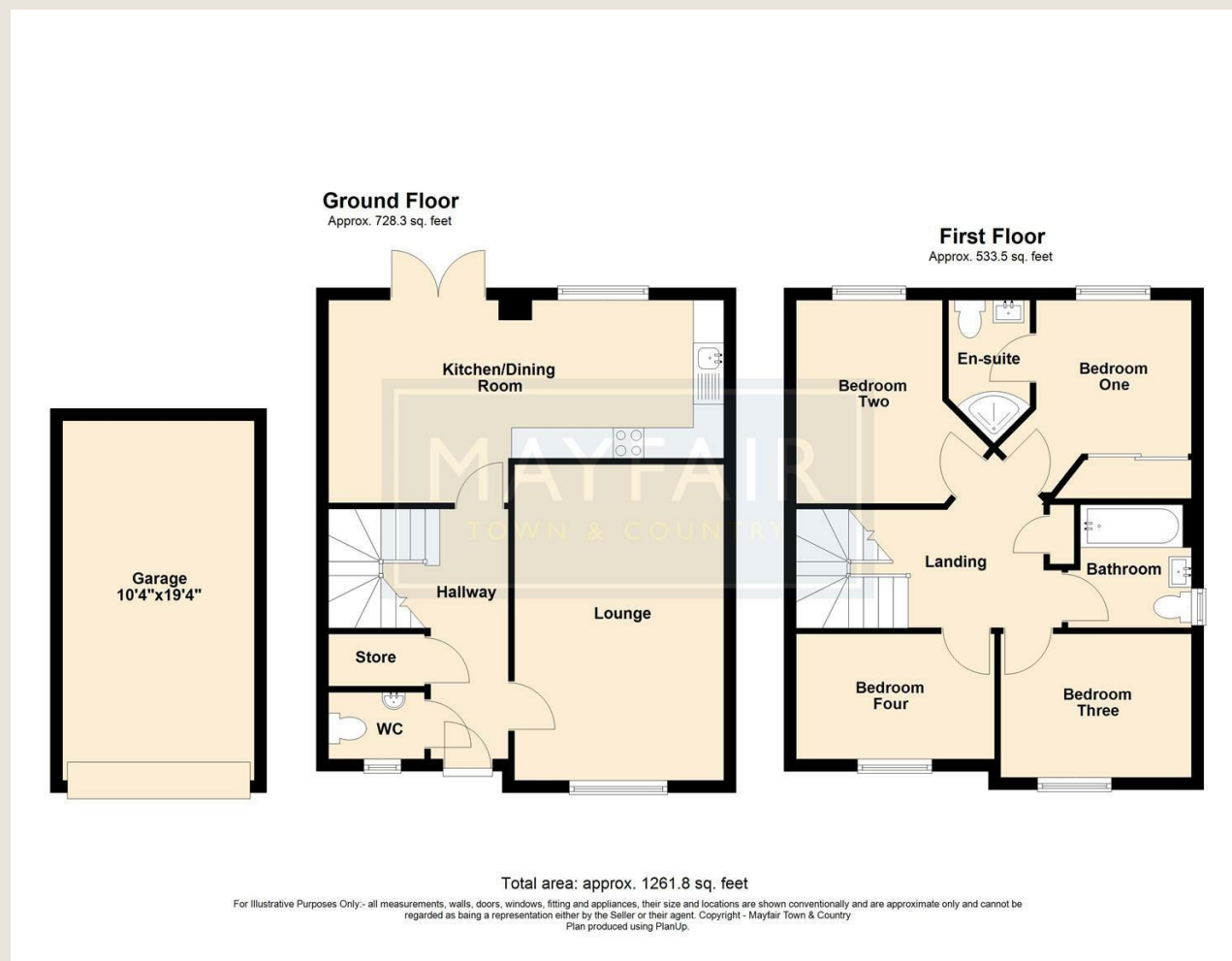
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

