



16 MOTTERSHEAD AVENUE

Weston-Super-Mare, BS24 7LQ

Offers Over £310,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE FAMILY HOME * Mayfair Town & Country are thrilled to welcome to the market this ideal family home, in move in ready condition. Situated within the ever sought after Locking Parklands development, this home benefits from a friendly community atmosphere while still being close to local amenities and transport links. The surrounding area offers a variety of parks and recreational spaces, making it an ideal location for families and individuals alike.

Comprising in brief; An entrance hall with downstairs cloakroom, modern fitted kitchen, spacious living room, three good sized bedrooms with great built-in storage and modern white suite fitted bathroom. Externally the home boasts an impressively sized and low maintenance rear garden and a block paved driveway situated immediately to right hand side of the property.

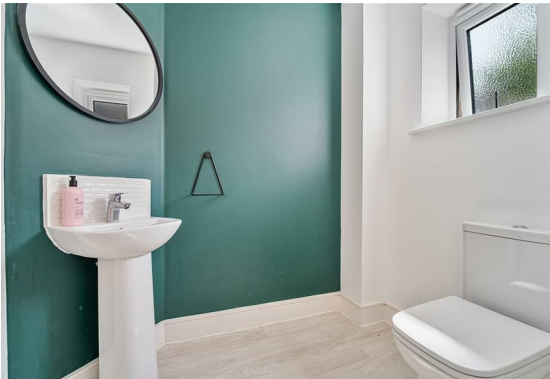
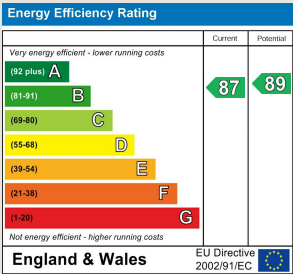
In all - an ideal family home. We highly recommended a viewing at your earliest convenience.

Situation

- 0.65 miles - The Coach House Pub
 - 0.94 miles - Hutton Garden Centre
 - 0.92 miles - Asda Convenience Shop
 - 0.29 miles - Parklands Primary School
 - 0.33 miles - Winterstoke Hundred Academy
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, stairs rising to the landing, radiator, laminate flooring 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 consumer unit.

Kitchen

10'0" x 7'4" (3.05m x 2.24m)

uPVC double glazed window to front, the kitchen comprises of a range of attractive modern eye and base level units with worktop space over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric fan assisted oven, integrated dishwasher, space for fridge/freezer and plumbing for washing machine, laminate flooring and radiator.

Living Room

17'0" x 16'1" max measurements (5.18m x 4.90m max measurements)

uPVC double glazed windows and doors to the rear opening to the garden, under-stair storage cupboard, thermostat controls, two radiators, television point and laminate flooring.

Landing

Loft access and doors to;

Bedroom One

13'5" x 9'0" (4.09m x 2.74m)

uPVC double glazed window to front, built-in wardrobe, radiator and television point.

Bedroom Two

13'0" x 9'5" (3.96m x 2.87m)

uPVC double glazed window to rear built-in wardrobes, laminate flooring and radiator.

Bedroom Three

8'11" x 7'2" (2.72m x 2.18m)

uPVC double glazed window to rear and radiator.

Bathroom

Obscured uPVC double glazed window to front, modern white suite comprising low level W/C, hand wash basin with mixer tap over and panelled bath with shower over and tiled surround, extractor, vinyl flooring, towel radiator and storage cupboard housing the gas central heating combination boiler.

Rear Garden

Enjoying a great deal of sun, the low maintenance landscaped garden is mostly laid to artificial lawn with a large paved area and raised decked area - both ideal for entertaining. The garden is enclosed by fencing with a side gate to the driveway, shed and outside tap.

Driveway

The block paved driveway provides off street parking for two vehicles. Side gate access to the garden.

Material Information

We have been advised the following:

Tenure - This property is FREEHOLD. There is a management company for the upkeep of the area with a rough charge of £260 per annum.

Solar Panels - This property benefits from solar panels and the energy they produce.

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.

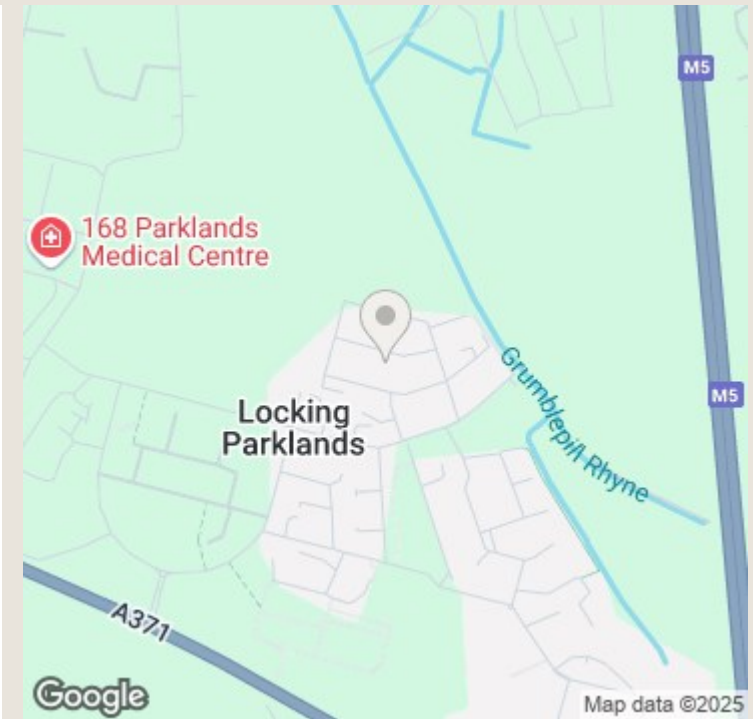
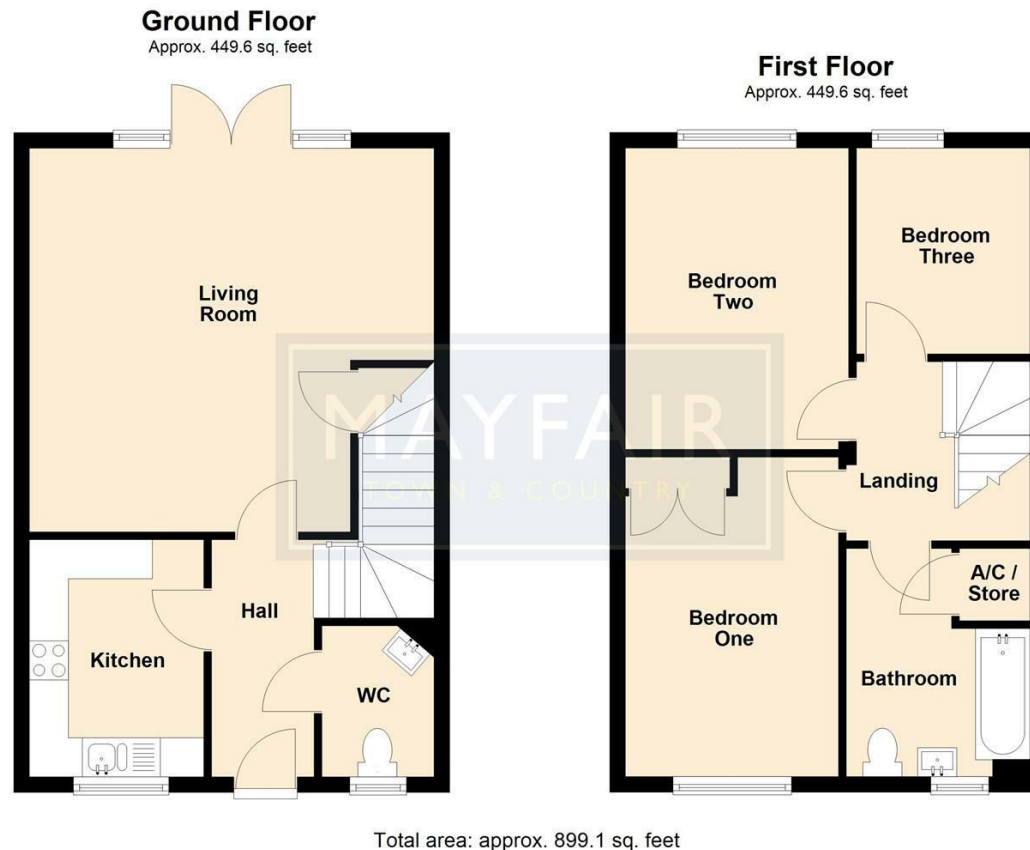
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

