



386 WORLE MOOR ROAD

Weston-Super-Mare, BS24 7JR

Price £285,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* FOUR / FIVE BEDROOMS WITH NO CHAIN! * An ideal property for a growing family in need of extra space or as a buy to let investment with a potential income of £1500pcm. This spacious four / five bedroom town house positioned on the edge of Weston Village with fantastic commuter access. Boasting new front and rear doors - the ground floor boasts an entrance hall, downstairs cloakroom, study / optional fifth bedroom, dining / family room and kitchen. The first floor enjoys the master bedroom with en-suite and lounge. The second floor benefits three further bedrooms and the family bathroom. Outside the property has an enclosed rear garden, garage with a parking space in front and an optional additional parking space to the front of the property.

Situation

2.02 miles - Weston Sea Front
0.36 miles - Milton Train Station
1.90 miles - Junction 21 of the M5
0.33 miles - Flowerdown Retail Park
Distances are approximate & sourced from Google Maps

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



PROPERTY DESCRIPTION

Hallway

Front door opening into the hallway with stairs rising to the first floor landing and doors to;

Downstairs Cloakroom

Suite comprising low level W/C and hand wash basin.

Study / Bedroom Five

9'1" x 6'2" (2.77 x 1.88)

Double glazed window to front. A versatile room which can be a study or can be an additional bedroom if desired.

Kitchen / Diner / Family Room

18'3" x 12'10" max measurements (5.56m x 3.91m max measurements)

Double glazed window to rear and door to the garden. The kitchen comprises a range of eye and base level units with inset sink, hob and electric oven. Space and plumbing for washing machine and fridge / freezer. Ample space for dining table and chairs, under-stair storage cupboard.

First Floor Landing

Storage cupboard, stairs rising to the second floor landing and doors to;

Lounge

12'10" x 11'4" max (3.91m x 3.45m max)

Two double glazed windows to front.

Bedroom One

12'10" x 9'5" (3.91m x 2.87m)

Two double glazed windows to rear and door to;

En-suite

Suite comprising low level W/C, hand wash basin and shower cubicle.

Second Floor Landing

Airing cupboard, loft access and doors to;

Bedroom Two

12'0" x 9'0" (3.66m x 2.74m)

Two double glazed windows to rear.

Bedroom Three

10'0" x 6'7" (3.05 x 2.01)

Double glazed window to front.

Bedroom Four

8'3" x 7'0" (2.51 x 2.13)

Double glazed window to front.

Bathroom

6'11" x 6'9" (2.11 x 2.06)

Suite comprising low level W/C, hand wash basin and bath with shower over.

Rear Garden

Enclosed by fencing, laid to paving slabs and stones.

Garage & Parking

Garage with up and over door with off street parking in front for a vehicle. To the front of the property is a block paved area providing off street parking for an additional vehicle.

Material Information

We have been advised the following;

Gas - Mains

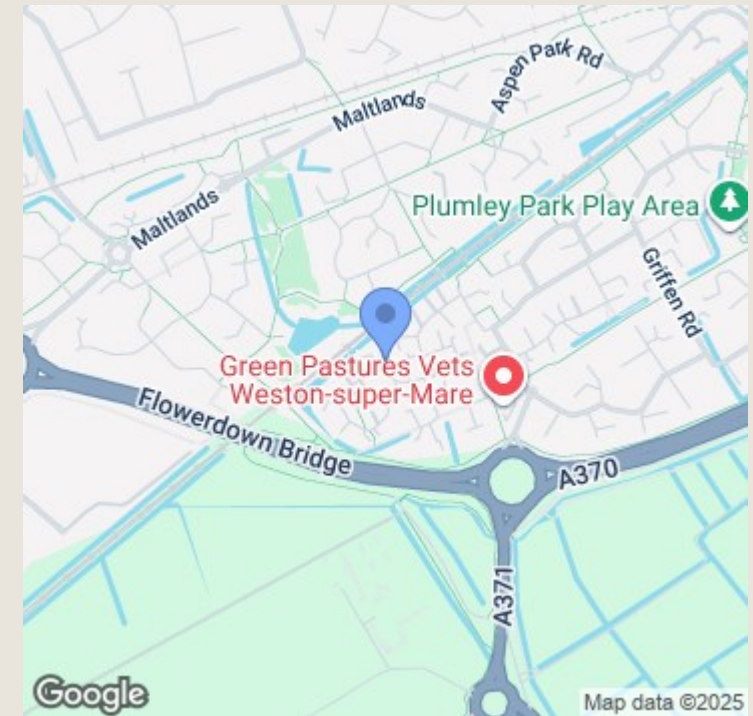
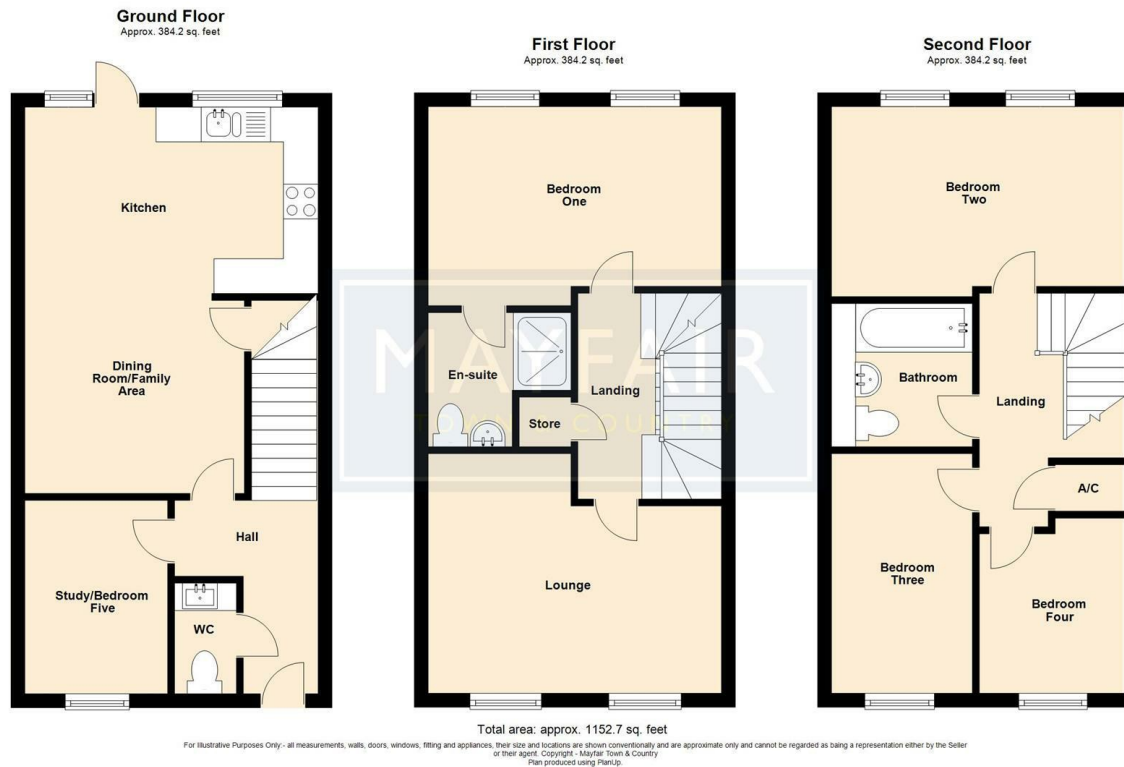
Electricity - Mains

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.

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

