



6 BLUEBERRY WAY

Weston-Super-Mare, BS22 6SF

Price £199,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO ONWARD CHAIN - MODERNISATION OPPORTUNITY! * Tucked away in a quiet cul-de-sac and ideally positioned on a level plot close to transport links and local amenities, this semi-detached bungalow is ready for its next chapter. Offering fantastic potential, it's perfect for those looking to add their own stamp and continue the renovation journey.

The accommodation briefly comprises of; entrance porch, hallway with ample storage, a spacious living room, kitchen, conservatory, two well-proportioned bedrooms and shower room.

Set on a generous plot, the property benefits from a large rear garden, garage and a long driveway offering plenty of off-street parking. The front garden also offers scope to be converted into additional parking.

Conveniently located for bus routes, shops, and schools, this is a great opportunity to create a home tailored to your own style - with the added bonus of no onward chain.

Situation

- 0.15 miles - Bus Stop
 - 0.30 miles - Worle High Street
 - 0.12 miles - The Cedars Surgery
 - 1.28 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
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

Entrance Porch

Double glazed front door opening to the entrance porch, internal door to;

Hallway

Two storage cupboards, updated consumer unit, loft access and doors to;

Living Room

16'11" x 9'11" max (5.16m x 3.02m max)

Double glazed sliding door to rear opening to the conservatory, radiator and door to;

Kitchen

9'2" x 7'9" (2.79m x 2.36m)

Double glazed window to rear overlooking the garden, the kitchen comprises of eye and base level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, space for cooker, space for washing machine and space for fridge, obscured double glazed door opening to the driveway.

Conservatory

Double glazed windows and patio doors opening to the garden.

Bedroom One

14'7" x 9'10" (4.45m x 3.00m)

Double glazed window to front.

Bedroom Two

11'4" x 9'2" (3.45m x 2.79m)

Double glazed window to front.

Rear Garden

A generous size and benefitting from the low height of the bungalow, the garden is able to bask in the sun throughout the day. Mostly laid to lawn with an area laid to block paving, gate to the driveway and courtesy door to the garage.

Garage & Driveway

19'2" x 7'10" (5.84m x 2.39m)

The garage has an up and over door to the front, glazed window to rear, courtesy door to the garden, power and lighting. The long driveway is partitioned in the middle by wrought iron gates and overall allows for parking for at least three vehicles.

Material Information

We have been advised the following:

Gas - Mains - Please be advised the gas in this property has been switched off as some radiators have been removed. We unable to confirm if the heating system is in a good working order.

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.



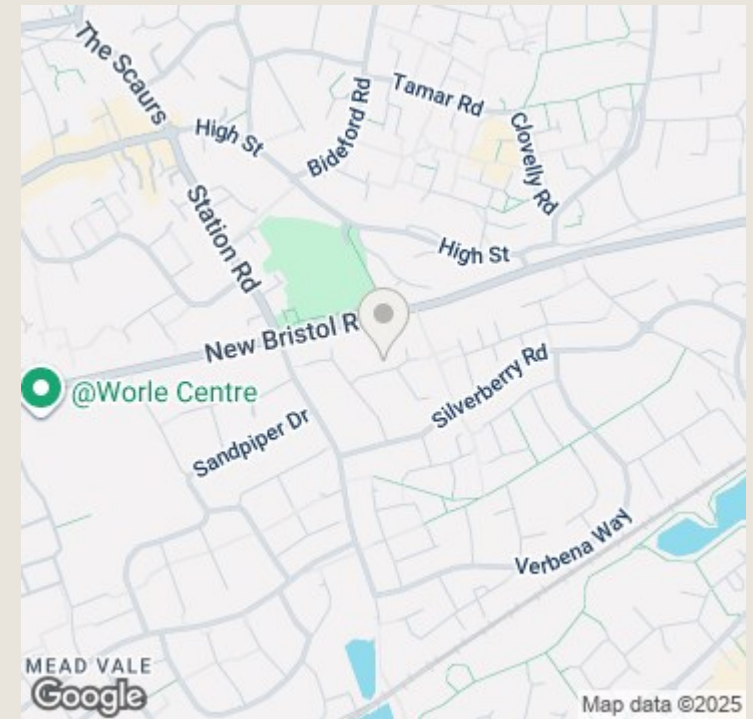








Total area: approx. 861.9 sq. feet
For illustrative Purposes Only - all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright: Mayfair Town & Country Plan produced using Planity.



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

