



**45 CANBERRA ROAD**  
Weston-Super-Mare, BS23 4PN

**Price £189,995**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* FAB FIRST TIME BUY/BUY TO LET WITH NO ONWARD CHAIN! \*

Brimming with potential and ready for modernisation, this spacious home offers an exciting opportunity to create a property tailored to your taste. Ideally positioned opposite a lovely playing field, the house enjoys a convenient location within easy reach of Weston General Hospital, the Weston College Loxton Campus, local amenities, and transport links.

The accommodation briefly comprises of; an entrance porch, hallway, lounge, dining room with conservatory, kitchen, and a store room/side access with downstairs W/C. Upstairs you'll find three generously sized bedrooms, a shower room, and a separate W/C.

Externally, the property benefits from a large rear garden and a front garden, offering fantastic potential. Additional features include gas central heating via a combination boiler and the advantage of no onward chain.

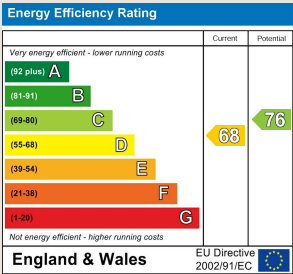
This property is a must see for anyone looking for an investment or for their own home.

## Situation

- 100 metres - Bus Stop
  - 0.19 miles - Weston College Loxton Campus
  - 0.48 miles - Weston General Hospital
  - 0.90 miles - Weston Sea Front
- Distances are approximate & sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Porch

Front door opening into the entrance porch with double glazed windows to front and side, door opening to;

## Hallway

Stairs rising to the landing with under-stair storage cupboard, radiator and door to;

## Lounge

13'9" x 11'5" max measurements (4.19m x 3.48m max measurements)  
Double glazed window to rear, electric fireplace with surround and radiator.

## Dining Room

12'1" x 10'0" (3.68m x 3.05m)  
Gas fireplace with surround, radiator and double glazed sliding door to;

## Conservatory

10'0" x 7'5" (3.05m x 2.26m)  
Double glazed windows to sides and rear overlooking the garden and door to the garden.

## Kitchen

10'4" x 7'5" (3.15m x 2.26m)  
Double glazed window to front overlooking the playing field, a range of eye and base level units with worktop space over and tiled surround, inset one and a half stainless steel sink with adjacent drainer and mixer tap over, space for cooker and washing machine, radiator and door to;

## Store/Side Access

17'8" x 6'6" max measurements (5.38m x 1.98m max measurements)  
External doors to access the front and rear gardens, a range of base units and door to;

## Downstairs W/C

Low level W/C (believed to be a macerator toilet).

## Landing

Double glazed window to front overlooking the playing field, airing cupboard housing the gas central heating combination boiler and doors to;

## Bedroom One

12'11" x 10'5" (3.94m x 3.18m)  
Double glazed window to rear and radiator.

## Bedroom Two

10'9" x 10'5" (3.28m x 3.18m)  
Double glazed window to rear and radiator.

## Bedroom Three

9'9" x 8'2" max measurements (2.97m x 2.49m max measurements)  
Double glazed window to front overlooking the playing field, above stair box and storage cupboard, radiator.

## Shower Room

Obscured double glazed window to side, walk-in shower cubicle with mains shower over and hand wash basin with taps over and tiled surround, towel radiator.

## W/C

Obscured double glazed window to side, low level W/C and radiator.

## Rear Garden

In need of some TLC but a fantastic size, the rear garden is partially laid to lawn, with an area laid to paving and a raised decked area to the rear with a storage shed.

## Front Garden

Laid to lawn with a paved walkway to the porch door and store/side access door.

## Material Information

We have been advised the following;

Parking - Please be advised there is no allocated parking with this property.

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](https://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](https://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](https://map.n-somerset.gov.uk/DandE.html).









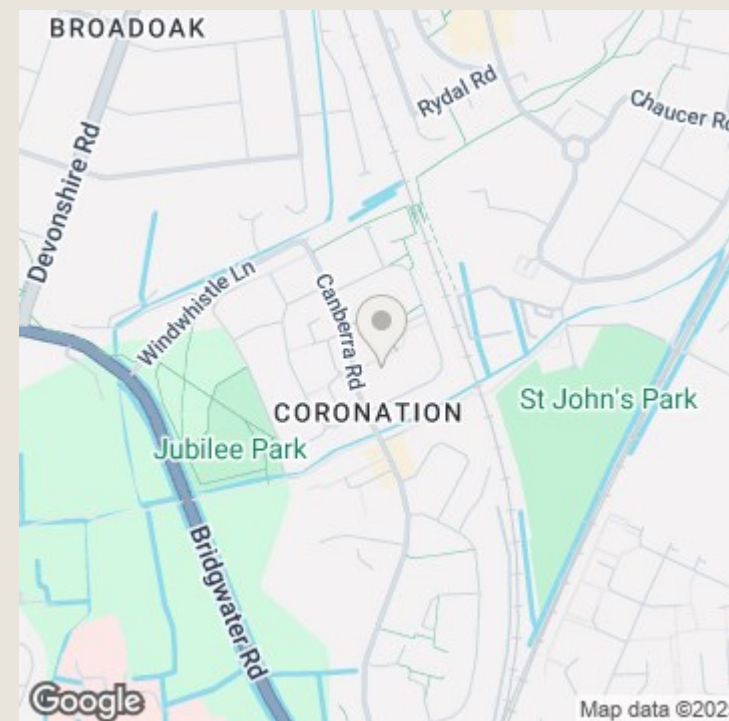
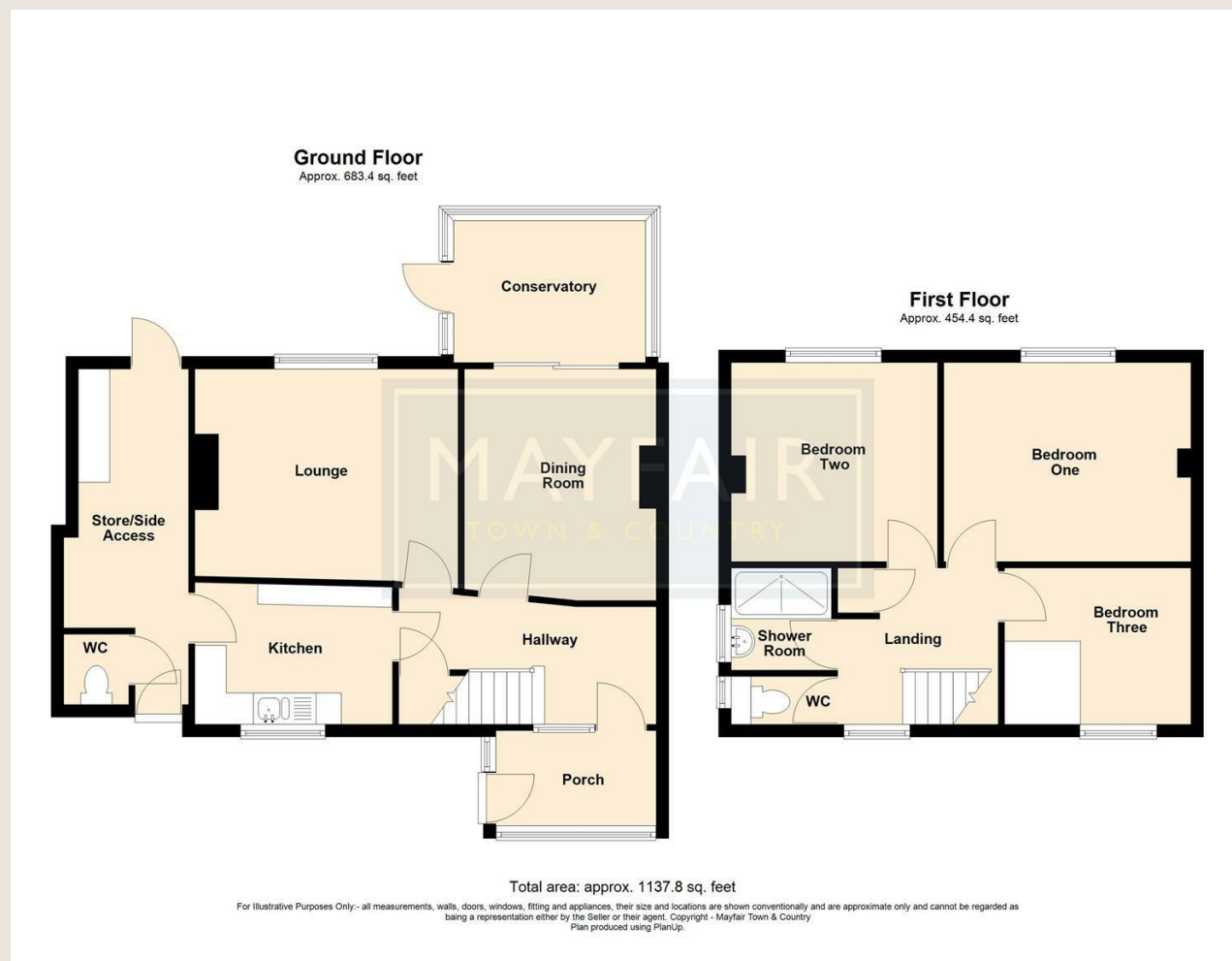












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

