



**26 CONSTABLE DRIVE**

Weston-Super-Mare, BS22 6PX

**Price £295,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* FANTASTIC PLOT FROM FRONT TO BACK \* Ideally positioned within a convenient cul-de-sac in the ever popular area of Worle, this well presented semi-detached family home offers an ideal first time buy or for families looking for that extra outdoor space. The property boasts an impressive, newly block-paved driveway providing off-street parking for several vehicles, along with a generous, sunny rear garden ideal for family living and entertaining.

The accommodation briefly comprises of an entrance hall, spacious open-plan lounge/dining room, and the kitchen with courtesy door access to the driveway. Upstairs there are three well-proportioned bedrooms and a modern re-fitted family bathroom. Further benefits include gas central heating and double glazing throughout.

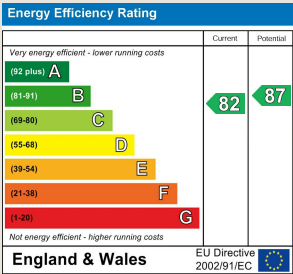
Conveniently located just a stone's throw from popular schools and a range of local amenities, including shops, bus routes and easy access to the M5. Early viewing is highly recommended to fully appreciate all this property has to offer.

## Situation

- 0.06 miles - Bus Stop
  - 0.18 miles - Local Convenience Shop
  - 0.28 miles - St. Mark's Primary School
  - 0.43 miles - Sainsbury's Supermarket
  - 1.20 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: B



# PROPERTY DESCRIPTION

## Entrance Hall

uPVC front door opening into the hallway, stairs rising to the first floor landing, telephone point and door to;

## Lounge & Dining Area

21'9" x 13'3" max (6.63m x 4.04m max)

Dual aspect with uPVC double glazed bay window to front and uPVC doors opening to the garden to the rear, ample space for lounge and dining furniture, two radiators, laminate flooring, television point and door to;

## Kitchen

9'1" x 8'1" (2.77m x 2.46m)

uPVC double glazed window to rear, eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, space for gas cooker and fridge/freezer, plumbing for dishwasher and washing machine, storage cupboard, tiled flooring and uPVC double glazed courtesy door to the driveway.

## Landing

uPVC double glazed window to side, loft access which houses the gas central heating combination boiler, storage cupboard and doors to;

## Bedroom One

10'11" x 8'6" (3.33m x 2.59m)

uPVC double glazed window to front and radiator.

## Bedroom Two

10'8" x 8'3" (3.25m x 2.51m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

8'1" x 7'8" (2.46m x 2.34m)

uPVC double glazed window to rear and radiator.

## Bathroom

7'9" x 5'5" (2.36m x 1.65m)

Obscured uPVC double glazed window to front, re-fitted suite comprising

low level W/C, hand wash basin with mixer tap over and corner bath with mixer taps and mains shower over, fully tiled walls and flooring, radiator.

## Rear Garden

The impressively private, sizeable and sunny rear garden comprises a generous paved area - ideal for entertaining, the paved walkway leads to the rear of the garden with a raised planter border to one side, to the other is an area laid to lawn and another area laid to chippings - practical for children to play. Courtesy door to the garage, outside tap and enclosed enclosed by a brick wall to the rear and fence to either side.

## Garage & Driveway

17'4" x 8'1" (5.28m x 2.46m)

The garage has an up and over door, dual aspect windows to side and rear, power, lighting and courtesy door to the garden. The driveway has been block paved and provides off street parking for several 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](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).

Agent Note - In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The seller of this property is related to an employee of Mayfair Town & Country.





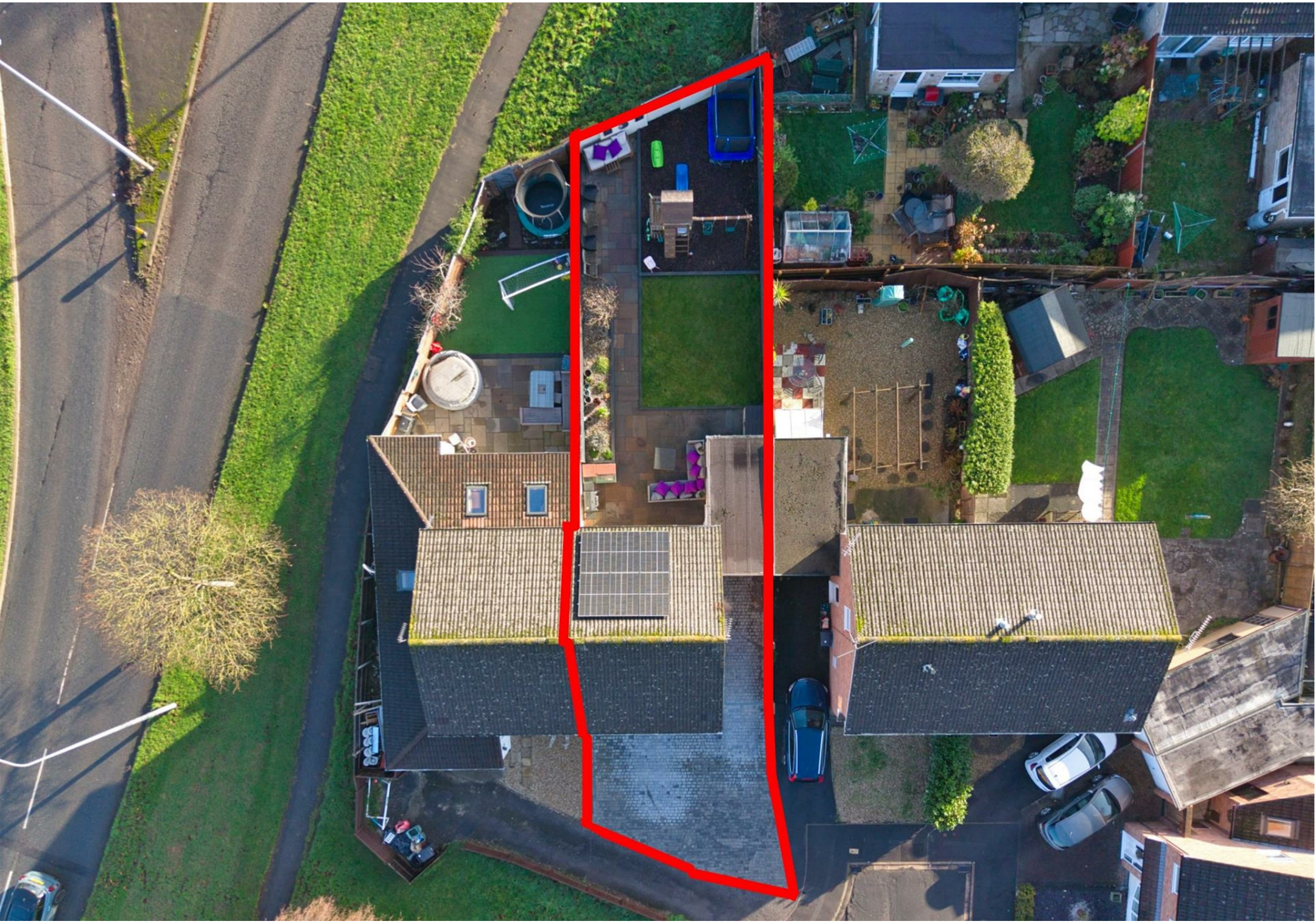




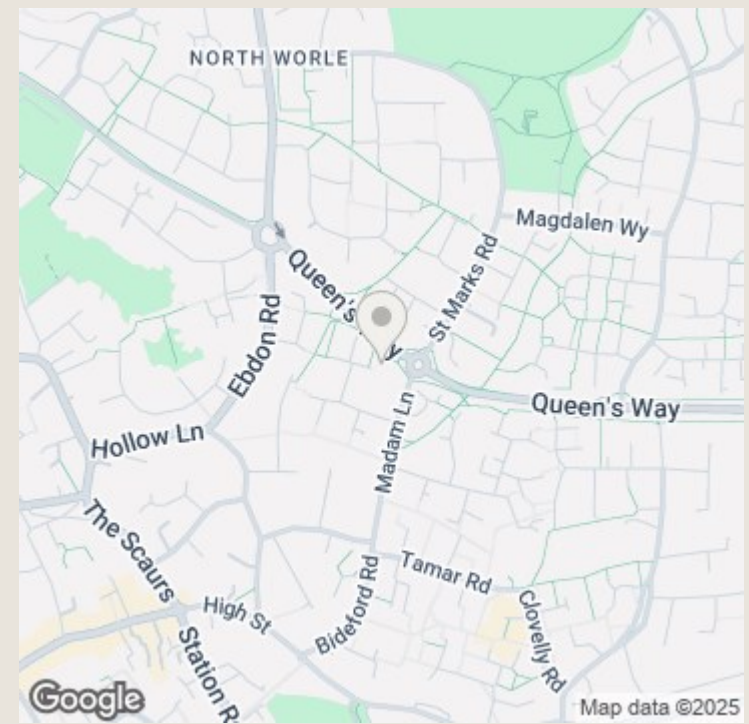
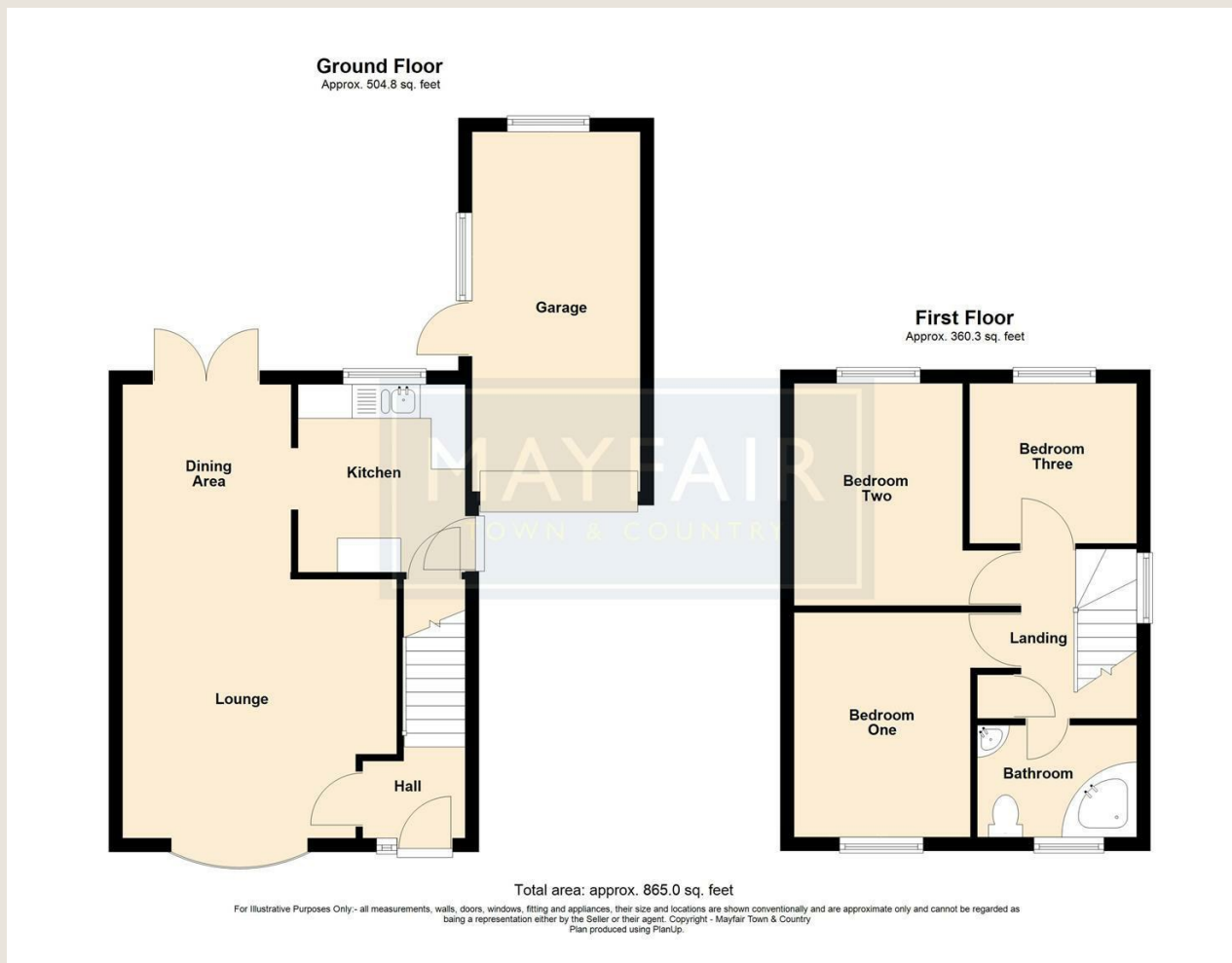












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

