



38 MIDHAVEN RISE
Weston-Super-Mare, BS22 9LY

Price £299,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

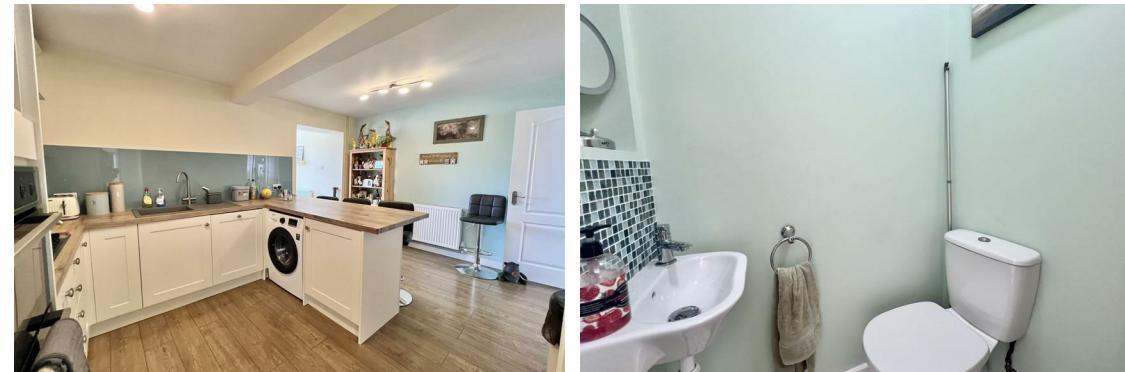
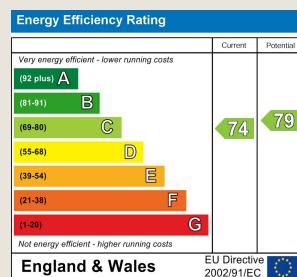
* EXTENDED FAMILY HOME * Located in a desirable location on the boarder of Worle and Kewstoke resides this immaculate family home which is ready to move into! The extended ground floor accommodation comprises entrance hall with storage, lounge with bay window, refitted kitchen/breakfast room and extended dining/family room with downstairs cloakroom. Upstairs enjoys three good size bedrooms and modern fitted bathroom suite. Externally benefitting a good size and low maintenance rear garden, 17ft garage and off street parking for multiple vehicles. We highly recommend an internal viewing at your earliest opportunity as properties in this area don't stay on the market for long!

Situation

1.34 miles - Sand Bay
0.52 miles - Worle Train Station
1.70 miles - Junction 21 of the M5
0.96 miles - Sainsburys Supermarket
0.39 miles - St. Marks Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hall

uPVC double glazed front door opening into the entrance hall, good size under stair storage, laminate flooring and doors to the kitchen/breakfast room and lounge.

Lounge

15'6" x 10'5" (4.72 x 3.18)

Dual aspect with uPVC double glazed bay window to front and uPVC double glazed window to side, laminate flooring, television and telephone point, radiator and door to;

Inner Hall

Stairs rising to the first floor landing and door to;

Kitchen/Breakfast Room

15'6" x 10'1" (4.72m x 3.07m)

The refitted kitchen comprises a range of matching eye and base level units with complementary worktop space over and splash back surround, inset sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, double electric oven, integrated dishwasher, space and plumbing for washing machine and fridge/freezer, breakfast bar area, under-stair storage area, radiator and archway to;

Dining/Family Room

12'4" x 9'7" max (3.76m x 2.92m max)

A new addition and versatile room with a large uPVC double glazed window to the rear looking out to the garden, two 'Velux' windows, radiator, laminate flooring, uPVC double glazed door to the garden and folding doors to;

Downstairs Cloakroom

Low level WC and hand wash basin with taps over.

Landing

uPVC double glazed window to side, light and airy landing with airing cupboard housing the gas central heating combination boiler, loft access and doors to;

Bedroom One

10'6" x 8'8" (3.20 x 2.64)

uPVC double glazed window to front, built-in wardrobes and radiator.

Bedroom Two

10'3" x 8'4" max measurements (3.12 x 2.54 max measurements)

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

Bedroom Three

7'7" x 6'6" (2.31 x 1.98)

uPVC double glazed window to front and radiator.

Bathroom

Obscure uPVC double glazed window to rear, white bathroom suite comprising low level WC with storage unit above, hand wash basin with taps and storage unit above, panelled bath with mains shower attachment over, heated towel radiator and finished to modern panelling.

Rear Garden

Fully enclosed and a good size rear garden, stepping from the kitchen onto decorative stone area with paved entertaining area and courtesy door to the garage and gated access to the front of the property, the garden is mostly laid to artificial grass with a picket fence to the rear which opens to an area laid to bark.

Garage & Parking

17'0" x 8'1" (5.18m x 2.46m)

The garage has power and lighting, to the rear of the garage is some base and eye level units with worktop space over. Situated to the front is the

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driveway which has been extended to allow off street parking for multiple 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.

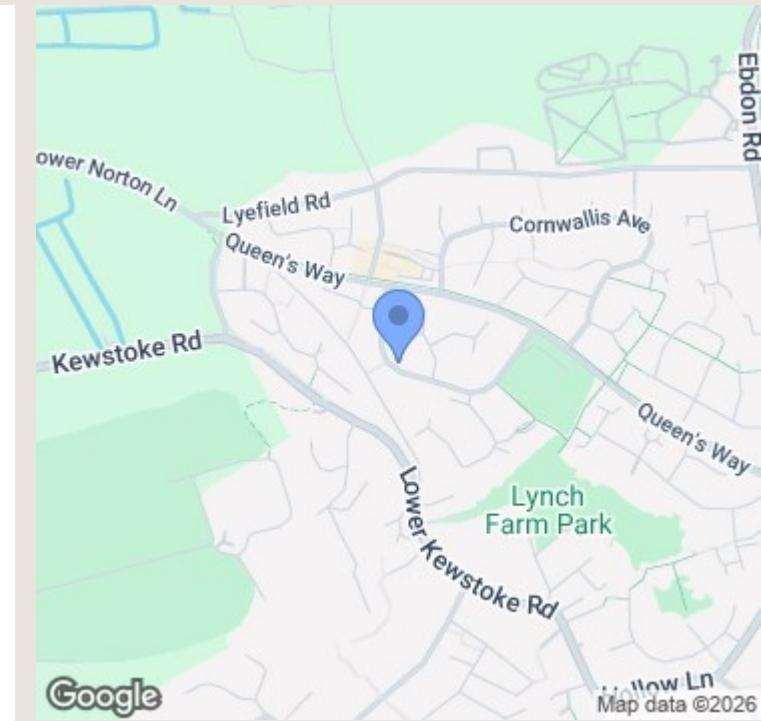
Mobile Signal- 5G. No known restrictions, we recommend visiting the Ofcom checker.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area,









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

