



2-3 SILVER STREET

Weston-In-Gordano, BS20 8QA

Offers In The Region Of £465,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

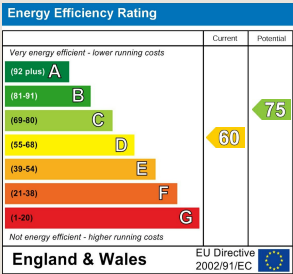
Nestled in a charming village location, this period cottage is a true gem waiting to be discovered. As you step inside, you'll be pleasantly surprised by the deceptively spacious layout, boasting two reception rooms that offer ample space, a modern kitchen / breakfast room , downstairs cloakroom, with four bedrooms, there's plenty of room for the whole family to relax and recharge. The character of this older property shines through, adding a touch of history and charm to your everyday life, in addition, there is off street parking. The property enjoys a charming front garden, accessed from the front of the property. The popular village setting adds to the appeal, offering a sense of community and convenience. This property is sure to capture your heart so call us today to book a viewing! Available with NO ONWARD CHAIN.

Situation

Weston in Gordano is a small, lively and friendly village situated in the picturesque Gordano Valley. The village offers easy access to great walking routes, including Middle Hill Common and connections to the Gordano Round.The village has a strong sense of community, and the Social Committee organises a range of events each year. There is an active Gardening Group holding regular meetings, and organising the infamous annual plant sale. In the village you will find the beautiful Church of St Peter and St Paul erected in the 12th Century. There also is a lovely village pub, The White Hart.

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

12'3 × 8'9 (3.73m × 2.67m)

Via wooden door with obscure windows on both sides, radiator, stairs rising to first floor landing, doors to all rooms.

Lounge

22'9 × 13'7 (6.93m × 4.14m)

Dual aspect with front and rear aspect double glazed windows, television point, stone mantle with gas fire, two radiators, textured ceiling with exposed beams.

Dining Room

13'4 × 13' (4.06m × 3.96m)

Front aspect double glazed window, stone mantle, radiator.

Kitchen

18'7 × 5'6 (5.66m × 1.68m)

Rear aspect double glazed window. Fitted with eye and base level units, inset ceramic sink, inset stainless steel five ring gas hob with extractor fan over, integral stainless steel double over, integral dishwasher, integral washing machine, space for base level fridge and freezer, space for dining table, wall mounted Worcester boiler, inset spotlights, inner lobby with door to cloakroom.

Cloakroom

3'7 × 3'4 (1.09m × 1.02m)

Compromising low level WC, pedestal wash hand basin.

First Floor Landing

14'7 × 11'9 (4.45m × 3.58m)

Rear aspect double glazed window, loft access, airing cupboard, storage cupboard, radiator.

Bedroom One

14'3 × 10'8 (4.34m × 3.25m)

Front aspect double glazed window, fitted wardrobes, radiator, vanity wash hand basin.

Bedroom Two

14'3 × 11'4 (4.34m × 3.45m)

Rear aspect double glazed window, fitted wardrobes, radiator.

Bedroom Three

9'6 × 9'3 (2.90m × 2.82m)

Front aspect double glazed window, fitted wardrobes, radiator,.

Bedroom Four

9'3 × 8'8 (2.82m × 2.64m)

Rear aspect double glazed window, radiator.

Bathroom

12'1 × 5'7 (3.68m × 1.70m)

Two front aspect obscured double glazed windows. Comprising low level WC, pedestal wash hand basin, panel enclosed bath, corner shower cubicle, vinyl flooring, tiled walls, radiator.

Front Garden

A charming front garden laid to lawn, paved areas, raised flower beds, shed.

Agent Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property Vendor is a relation to an employee of The Property Group (2010) trading as Mayfair Town & Country.

Material Information *

Additional information not previously mentioned

- Mains electric, gas.
- Water meter.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

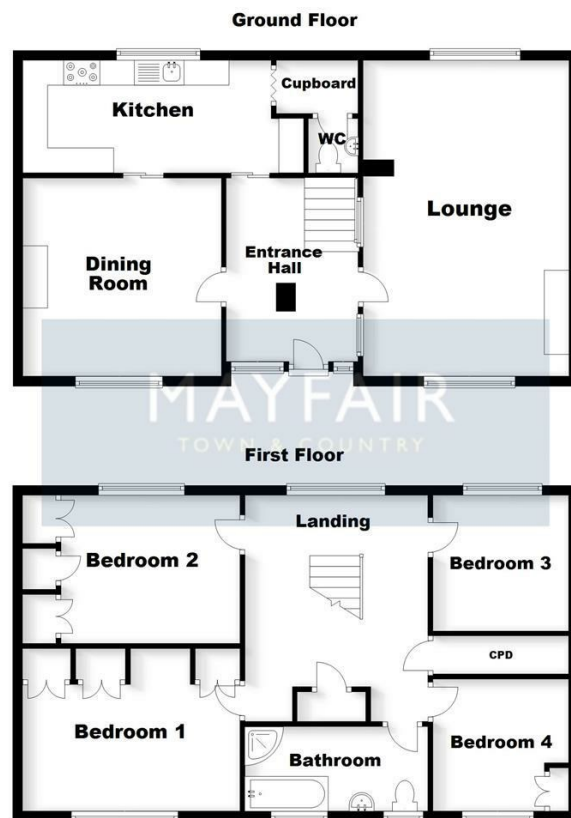
flood-map-for-planning.service.gov.uk/location











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

01275 341400

clevedon@mayfairproperties.net

IMPORTANT NOTICE

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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

