



## 76 PELICAN CLOSE

Weston-Super-Mare, BS22 8XQ

Price £240,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* EXTENDED HOME WITH GARAGE & NO CHAIN! \* Calling all first time buyers and buy-to-let investors. This spacious and versatile three/four bedroom home offers an excellent opportunity.

The ground floor briefly comprises of an entrance hall, lounge, dining room with useful storage and a convenient downstairs W/C, kitchen and an additional ground floor room which could be used as a fourth bedroom, additional reception room or study.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a good sized, private rear garden. There is also gated access to a walkway leading to the garage, which is located nearby within a block.

Offered with no onward chain, early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

## Situation

0.12 miles - Bus Stop  
0.18 miles - Convenience Shop  
0.29 miles - Mead Vale Primary School  
0.35 miles - Worle Community Secondary School  
0.65 miles - Worle High Street  
All distances are approximate and sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	76
(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 Hall

Front door opening into the entrance hall, stairs rising to the landing, storage cupboard housing the consumer unit and door to;

## Lounge

13'9" x 12'9" max measurements (4.19m x 3.89m max measurements)  
Double glazed window to front, under-stair storage cupboard, radiator and door to;

## Dining Room

15'11" x 9'3" max measurements (4.85m x 2.82m max measurements)  
Built-in storage cupboard, radiator and archway to the kitchen and doors to;

## Downstairs W/C

Suite comprising of low level W/C and hand wash basin with mixer tap over and tiled surround, radiator and extractor.

## Kitchen

12'8" x 7'2" (3.86m x 2.18m)  
Double glazed window to rear, the kitchen comprises of a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over, electric mid-height oven, space for fridge/freezer, plumbing for washing machine and double glazed door opening to the garden.

## Ground Floor Bedroom/Study

12'9" x 7'1" (3.89m x 2.16m)  
Double glazed window to rear and radiator.

## Landing

Above stair storage cupboard housing the gas central heating combination boiler and storage, loft access and doors to;

## Bedroom One

11'8" x 9'3" max measurements (3.56m x 2.82m max measurements )  
Double glazed window to rear and radiator.

## Bedroom Two

10'8" x 8'4" (3.25m x 2.54m)  
Double glazed window to front and radiator.

## Bedroom Three

7'2" x 6'8" (2.18m x 2.03m)  
Double glazed window to front and radiator.

## Bathroom

6'9" x 5'5" (2.06m x 1.65m)  
Obscured double glazed window to rear, suite comprising low level W/C, hand wash basin with mixer tap over, panelled bath with taps and mains shower over, tiled surround, extractor and radiator.

## Rear Garden

A good size and south facing, the rear garden is mostly laid to lawn with an area laid to paving and a garden shed. Rear gate to walkway which leads to the garage.

## Front Garden

Laid to lawn with a tarmac walkway to the front door.

## Material Information

We have been advised the following;

Agent Note - Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures and fittings or services and so cannot verify that they are in working order.

Parking - Please be advised there is no off street allocated parking - the property does benefit from a garage in a block.

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

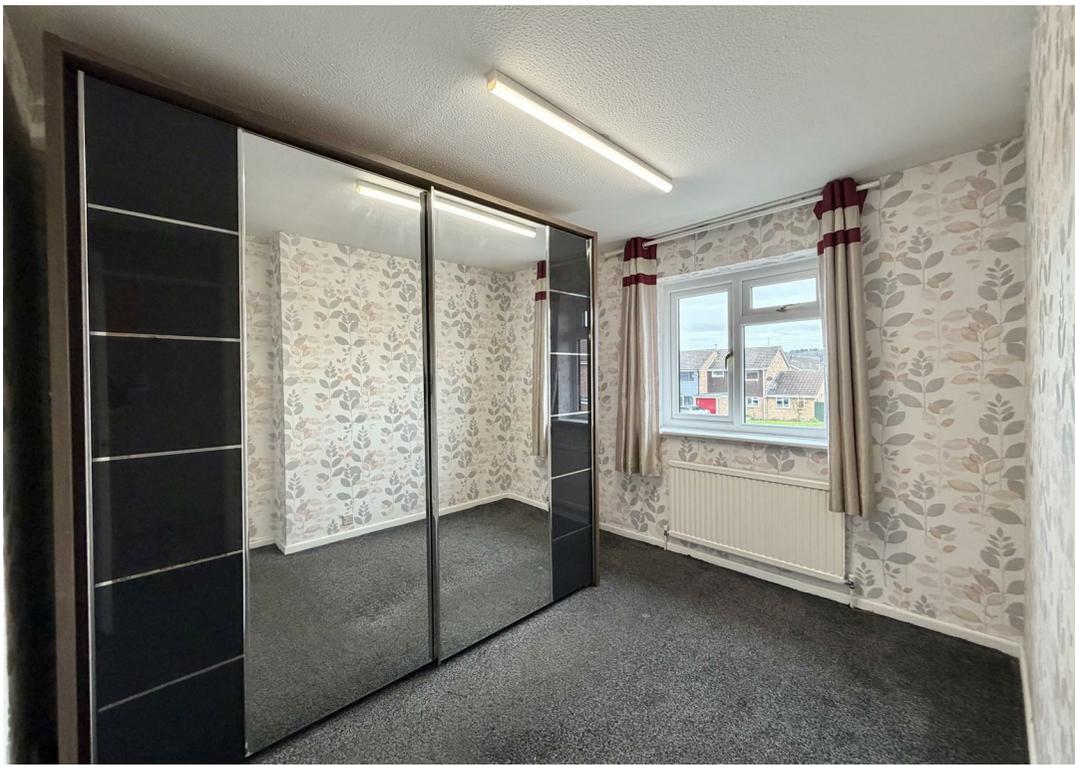
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://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](http://map.n-somerset.gov.uk/DandE.html).



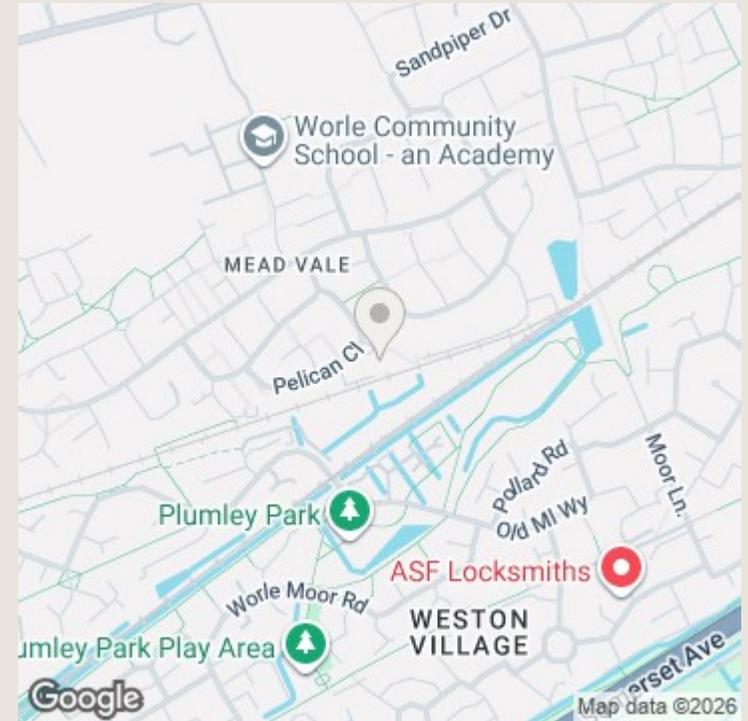








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Plan produced using PlanUp.



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

