

28 COWLEAZE PATH

Banwell, BS29 6BX

Price £330,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* TURNKEY CONDITION! * Conveniently positioned within the highly sought-after Mead Fields development in Weston-super-Mare, Mayfair Town & Country are delighted to present this impressive and well maintained four-bedroom townhouse, offering spacious, versatile accommodation finished to an excellent standard throughout.

Perfectly suited to modern family living, this attractive home offers a wealth of flexible living space. The accommodation currently comprises four well-proportioned bedrooms, two of which enjoy en-suite facilities, alongside a family bathroom and a convenient ground floor cloakroom.

Further benefits include a spacious living room with access to the garden, a secondary lounge/additional bedroom and modern fitted kitchen/dining room with separate utility room.

Externally, the property boasts a delightful west-facing rear garden, enjoying an abundance of afternoon and evening sunshine and providing the perfect setting for outdoor dining or simply unwinding. The property also benefits from a garage and driveway to the rear.

The location is particularly appealing, with excellent commuter links providing easy access to the M5 motorway, Bristol, Bristol Airport and Worle railway station. A range of local amenities, shops and transport connections are also conveniently situated close by.

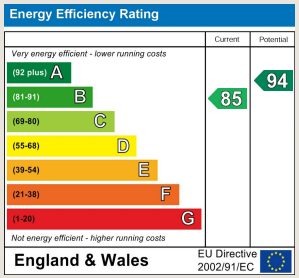
An exceptional opportunity to acquire a spacious, immaculately presented and versatile family home in a popular residential development, which is ready to move straight into and enjoy.

Situation

0.41 miles - St Anne's Primary School
0.52 miles - Miller & Carter Steakhouse
0.62 miles - Morrisons Supermarket
0.82 miles - Worle train Station
0.88 miles - Junction 21 Of The M5
Distances are approximate & sourced from Google Maps

Local Authority

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













PROPERTY DESCRIPTION

Hallway
A welcoming hallway provides a serene entrance into the property, radiator stairs rising to the first floor, under stairs storage cupboard and doors to;

Downstairs Cloakroom
Radiator, low level w/c with built in storage ledge above and hand wash basin with mixer tap over and fully tiled surround.

Living Room

16'1" x 9'4" (4.90m x 2.84m)
A generously proportioned living area, offering an ideal space for both entertaining and relaxation. uPVC double glazed French doors provide direct access to the rear garden, while additional double glazed, dual aspect windows to either side allow for an abundance of natural light, further complemented by a radiator and ample space for furnishings.

Bedroom Two

11'4" x 9'0" (3.45m x 2.74m)
A flexible room offering the use of a bedroom or an extra reception room. uPVC dual aspect, double glazed windows to the front and side of the room flood the room with light, radiator and door to;

En-suite
The en-suite features a stylish, fully tiled marble-effect surround and comprises a modern white suite, including a low level w/c, hand wash basin with mixer tap over and a spacious shower cubicle fitted with a glass sliding door and mains shower. Further benefits include an extractor fan, downlights and a radiator.

First Floor Landing
Stairs rising to the second floor, radiator and doors to;

Kitchen/Diner

16'11" x 9'2" (5.16m x 2.79m)
A substantial kitchen/diner is situated at the heart of the property, the kitchen is fitted with a comprehensive range of dark coloured base and eye level units with ample worktop space over, an induction hob with extractor hood over, one and a half stainless steel sink with adjacent drainer and mixer tap over.

The kitchen seamlessly flows into a dining area, with uPVC dual aspect, double glazed windows filling the room with light, radiator and surplus space for dining room furnishings.

Utility Room

6'6" x 5'5" (1.98m x 1.65m)
uPVC double glazed window to the front with a radiator below, space and plumbing for a washing machine with worktop space over, double door storage unity below a stainless steel sink with adjacent drainer and mixer tap over. The utility room also houses the 'Ideal' combi boiler.

Lounge/Bedroom Five
Another versatile space that could offer an extra bedroom or reception room. uPVC dual aspect, double glazed windows to the rear and side, two radiators and ample space for living furniture.

Second Floor Landing
Radiator, two storage cupboards and doors to;

Bedroom One

10'10" x 9'1" (3.30m x 2.77m)
uPVC dual aspect, double glazed windows to the front and rear, radiator and door to;

En-suite
Including a fully tiled surround, the en-suite consists of a white suite comprising a low level w/c below a built in storage ledge, hand wash basin with mixer tap over and shower cubicle with sliding door and mains shower over. Further benefits include an extractor fan, radiator and downlights.

Bedroom Three

11'0" x 8'6" (3.35m x 2.59m)
uPVC dual aspect, double glazed windows to the side and rear and a radiator.

Bedroom Four

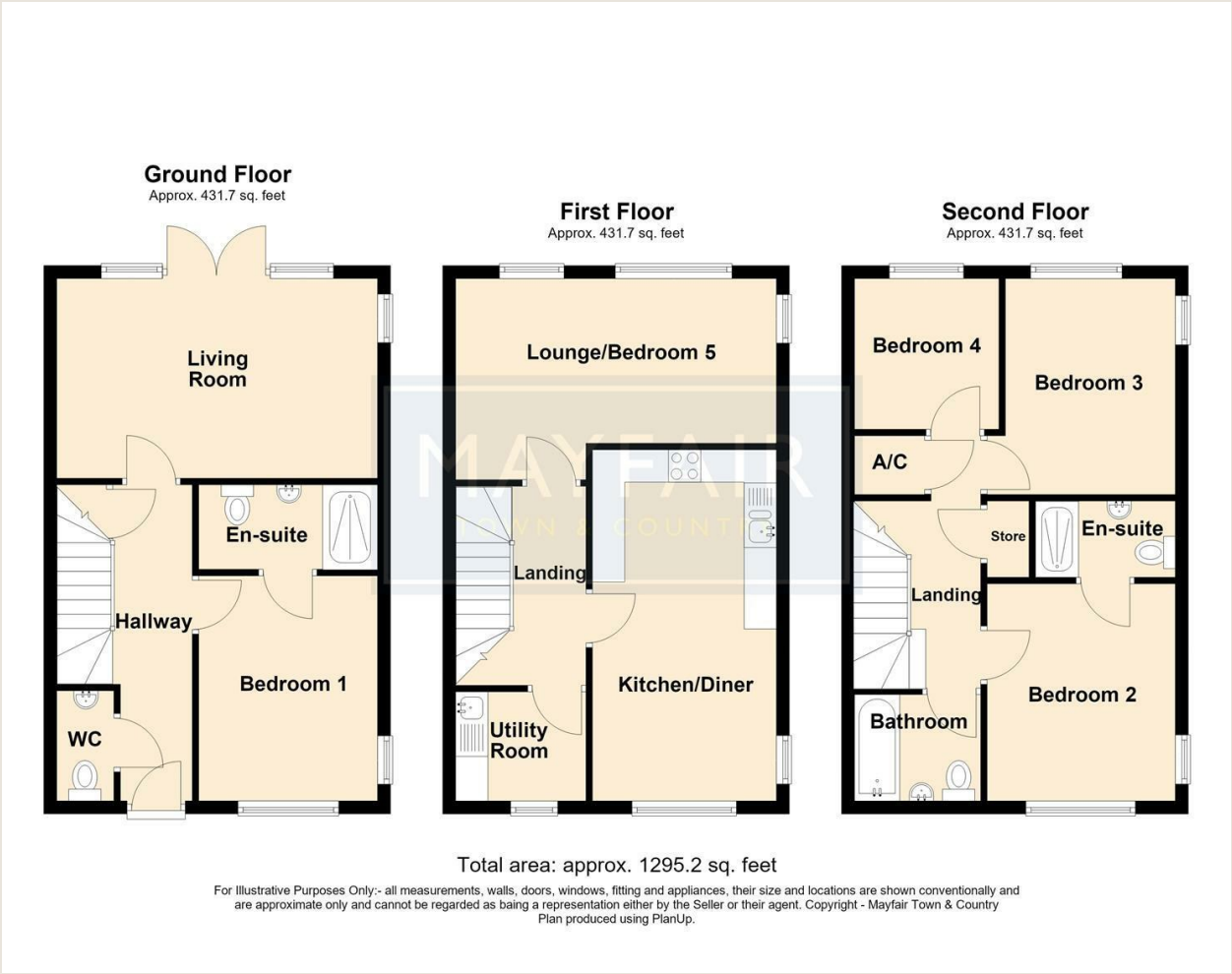
7'6" x 7'3" (2.29m x 2.21m)
uPVC double glazed window to the rear with a radiator below.

Bathroom
A modern family bathroom, full marble effect tiled surround and a uPVC double glazed window to the front. The bathroom comprises a white suite consisting of a low level w/c, hand wash basin with mixer tap over and a paneled bath with mixer tap over and mains shower attachment. Further enhanced by a razor point, towel radiator, extractor fan, shower curtain and downlights.

Rear Garden
French doors open from out to the rear garden, low maintenance and westerly facing. Laid mainly to patio slabs that provide the perfect area for seating furnishings and relaxing, the remainder of the garden is laid to artificial grass. Side access allows for easy access to the driveway and garage.

Garage & Driveway
To the rear, the property benefits from a semi-detached garage with an up and over garage door, as well as off-street parking for several vehicles in front.

Material Information
We have been advised the following;
Area Charge - We have been advised this property is FREEHOLD and there will be an estate charge payable of approx. £210 per year for the upkeep of the area.
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.
Council Tax - D
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.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at 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.





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

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