14 WILLOW GARDENS

Weston-Super-Mare, BS22 7XD

Price £379,999

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DETACHED FAMILY HOME OCCUPYING A SUPERB PLOT & PROBATE GRANTED* Mayfair Town & Country are delighted to present to the market this detached family home, lovingly owned by the same family since it was built in 1981 - now available with NO ONWARD CHAIN complications.

Occupying a generous and enviable plot, the property benefits from an additional area of garden to the rear, offering excellent potential for a home office, gym, garden studio, or simply an extra outdoor space to enjoy.

The well-proportioned accommodation briefly comprises of an entrance hall with cloakroom, a spacious lounge, a fitted kitchen, separate dining room, utility area, and access to the tandem double garage which houses the gas central heating boiler. To the first floor are three generous double bedrooms and a family bathroom. Externally, the property truly comes into its own. In addition to the extra parcel of garden, the main rear garden is of an impressive size and offers exciting scope for extension, along with potential for additional dormers upstairs and even a possible loft conversion - all subject to the necessary planning permissions.

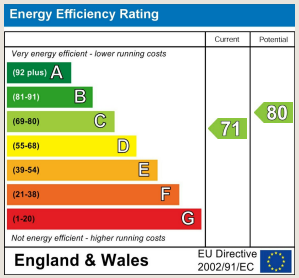
Situated within a quiet cul-de-sac in the highly sought-after St Georges area, the property enjoys excellent access to the M5 motorway and Worle train station, highly regarded schools, local shops, and a wide range of everyday amenities.

Situation

76 metres - Milestone Court Play Area
245 metres - The Woolpack Inn
0.53 miles - Worle Train Station
0.56 miles - Sainsbury's Supermarket
0.71 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: C



PROPERTY DESCRIPTION

Hallway

11'08" x 5'07" (3.56m x 1.70m)
Obscured uPVC double glazed window to the side of front door, radiator, telephone point and doors to;

Downstairs W/C

Low level W/C, hand wash basin with taps over and tiled surround.

Lounge

13'04" x 17'05" (4.06m x 5.31m)
uPVC double glazed bay window to front, two radiators, television point, stairs rising to first floor and door to dining room.

Dining Room

9'07" x 10'01" (2.92m x 3.07m)
Radiator, opening to kitchen, door to living room and metal framed sliding doors opening to the back garden.

Kitchen

8'10" x 9'06" (2.69m x 2.90m)
uPVC double glazed window to rear overlooking the garden, the kitchen comprises of a range of matching eye and base level units with worktop space and tiled surround, inset stainless steel sink with adjacent drainer, integrated fridge/freezer, towel hanger, four ring gas cooker with extractor over, radiator, tiled flooring and archway to utility area.

Utility Area

6'01" x 4'08" (1.85m x 1.42m)
Archway to the kitchen, tiled flooring, space and plumbing for a washing machine and doors to the garage and hallway.

Landing

Access to the airing cupboard housing the hot water tank, access to loft through the loft hatch with an extendable ladder and electric, doors to;

Bedroom 1

16'00" x 9'06" (4.88m x 2.90m)
uPVC double glazed window to the rear overlooking the back garden, radiator, telephone point and two generous built-in wardrobes.

Bedroom 2

11'10" x 9'06" (3.61m x 2.90m)
uPVC double glazed window to the front and radiator.

Bedroom 3

11'09" x 9'05" (3.58m x 2.87m)
uPVC double glazed window to the front and radiator.

Bathroom

Obscured uPVC double glazed window to rear, radiator, towel hanger, low level W/C, hand wash basin with mixer tap over and panelled bath with curtain alongside and tiled surround.

Rear Garden

A deceiving rear garden, with side access and sliding patio doors opening from the dining room. Initially, stepping out onto a good sized patio area with a wooden shed, opening to a generous lawn space surrounded by borders with a selection of mature trees, hedges and shrubs. To the rear is a secondary area of garden, tucked away and private with two mature apple trees and a pear tree, all hidden by a mature tree line - an ideal spot for a home office, gym or simply an extra bit of garden to enjoy.

Double Tandem Garage

27'11" x 8'9" (8.51m x 2.67m)
The garage has an up and over door to the front, houses the gas central heating boiler, courtesy door to the utility area and rear uPVC double glazed door opening to the garden.

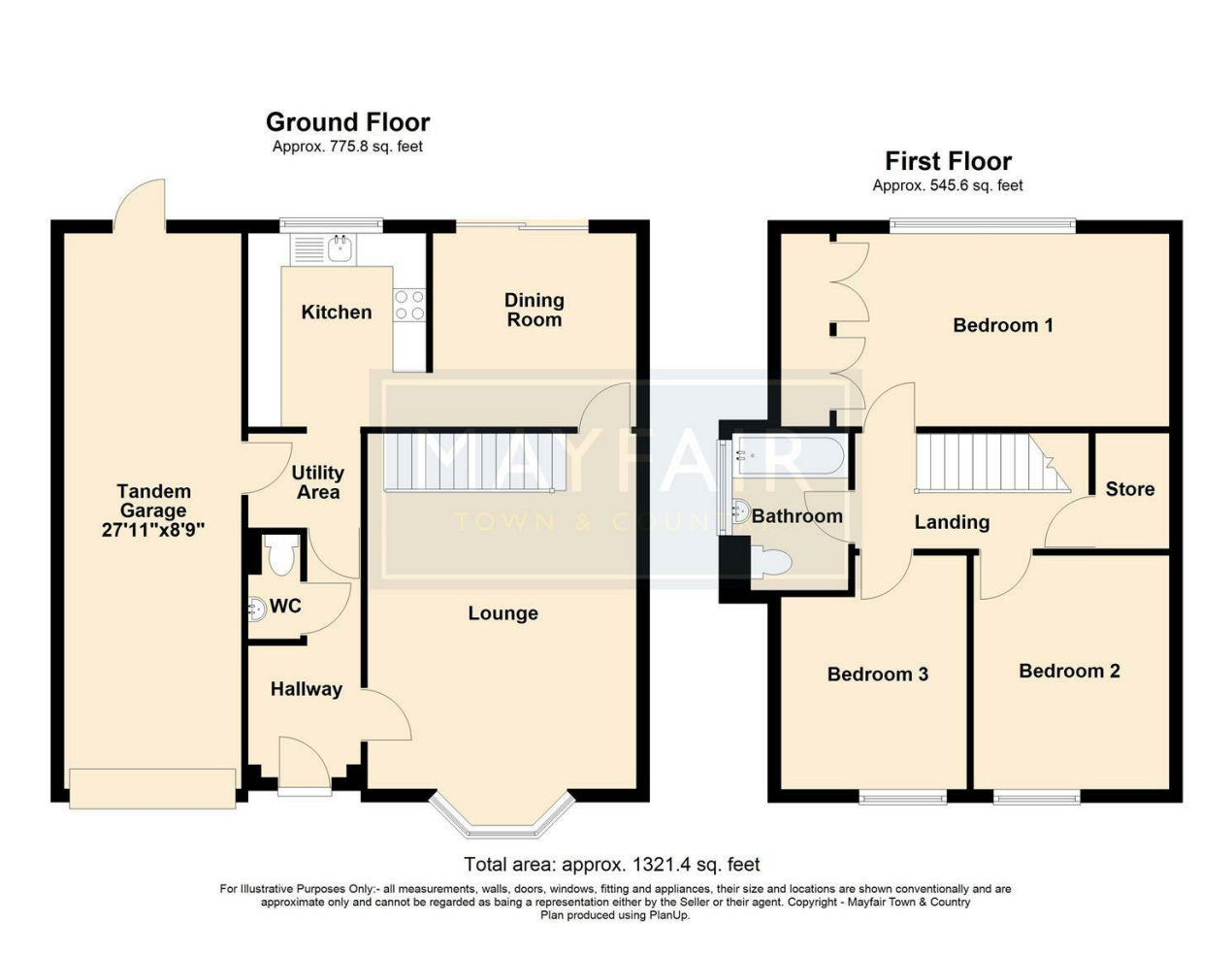
PROPERTY DESCRIPTION

Driveway & Front Garden

The generous driveway provides off street parking for at least four vehicles. The front garden is laid to lawn with a mature tree and offers future potential to extend the driveway if a prospective buyer desired.

Material Information

We have been advised the following;
Council Tax - D
Agent Note - Please be advised the image labelled 'plot' is only to be used as a guide of the plot, and it may not be a full representation of the boundary.
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

MAYFAIR TOWN & COUNTRY