



**3 BRENT CLOSE**

Weston-Super-Mare, BS24 9XW

**Price £262,500**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* VENDOR ALREADY PROCEEDING WITH ONWARD PURCHASE \* Mayfair Town & Country are delighted to bring to the market this three bedroom home, tucked away in a quiet cul-de-sac within the sought-after Parish of Hutton.

The well maintained accommodation comprises of; an entrance hall with courtesy door access to the integral garage, hallway, spacious living/dining room and attractive kitchen. Upstairs are three good sized bedrooms, bathroom and separate W/C.

Externally the property benefits from attractive, well-tended front and rear gardens. Along with the integral garage and off street parking to the front.

We highly recommend a viewing at your earliest opportunity.

## Situation

0.11 miles - Bus Stop  
 0.38 miles - Tesco Convenience Shop  
 0.98 miles - Weston General Hospital  
 1.70 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

uPVC double glazed front door opening into the entrance hall, courtesy door to the garage and door to;

## Hallway

Stairs rising to the first floor landing, thermostat controls and doors to;

## Kitchen

12'0" x 7'9" (3.66m x 2.36m)

uPVC double glazed window to front, the kitchen comprises of a range of matching eye and base level units with complimentary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, mid-height electric double oven, four ring gas hob with extractor over, integrated under the counter fridge and freezer, space and plumbing for washing machine and slimline dishwasher, tiled flooring.

## Living Room

19'3" x 10'9" (5.87m x 3.28m)

Two uPVC double glazed windows to rear overlooking the garden, feature electric fireplace with surround, radiator, telephone and television points, uPVC double glazed door opening to the garden.

## Landing

Storage cupboard housing the gas central heating combination boiler, loft access and doors to;

## Bedroom One

13'11" x 9'9" (4.24m x 2.97m)

uPVC double glazed window to rear and radiator.

## Bedroom Two

10'11" x 9'5" (3.33m x 2.87m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

9'2" x 7'9" (2.79m x 2.36m)

uPVC double glazed window to front and radiator.

## Bathroom

Obscured uPVC double glazed window to front, suite comprising panelled bath with electric shower over and tiled surround and basin with taps over and tiled surround, radiator and extractor.

## Separate W/C

Obscured uPVC double glazed window to front, low level W/C and radiator.

## Rear Garden

Fully enclosed by fencing with a low level fence and gate to the rear creating side access. The garden has been beautifully maintained and is mostly laid to lawn with an array of trees, bushes and flowers.

## Garage & Parking

16'1" x 7'9" (4.90m x 2.36m)

The garage has an up and over door to the front, power, lighting and the consumer unit. The driveway to the front has been newly tarmacked and allows for off street parking for one vehicle.

## Front Garden

The front garden is laid to lawn and has potential to be adapted to create additional parking if a prospective buyer wished to do so.

## 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 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).









### Ground Floor

Approx. 526.2 sq. feet



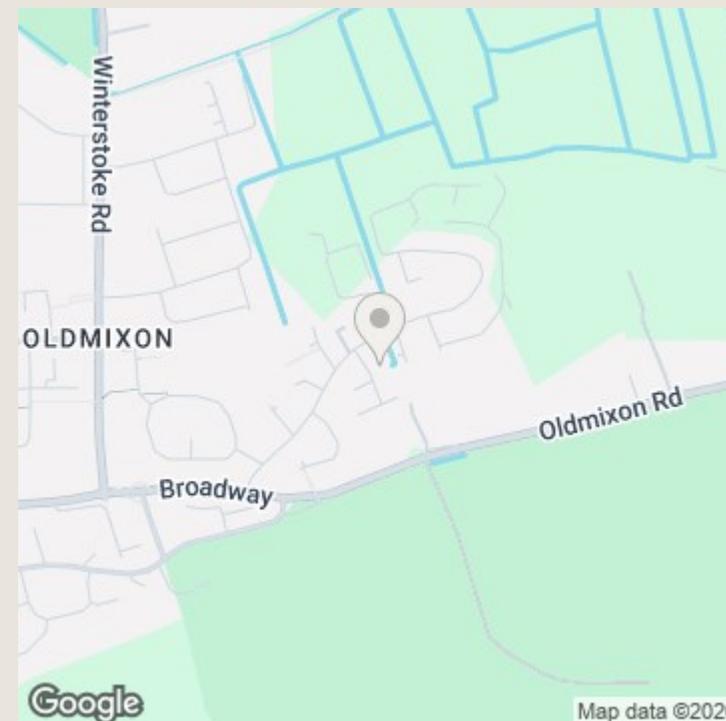
### First Floor

Approx. 447.7 sq. feet



Total area: approx. 973.9 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



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

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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

