



**73 BLACKBURN WAY**  
Weston-Super-Mare, BS24 7GT

Price £425,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* SUPERBLY LOCATED FAMILY HOME IN WEST WICK \* Tucked away in a peaceful cul-de-sac within the highly sought-after West Wick development, this beautifully presented Bloor-built home offers the perfect setting for family life.

The well-proportioned accommodation briefly comprises of; a welcoming entrance hall with convenient downstairs cloakroom, a homely yet spacious lounge, a separate study - ideal for home working, and an impressive open-plan kitchen/dining/family room - perfect for modern living and entertaining. Upstairs, you'll find four generous bedrooms, including a master with en-suite shower room, and a contemporary family bathroom. Outside, the property boasts a sizeable and sunny rear garden, detached garage with electric door, and a private driveway providing off-road parking.

Perfectly located only a stone's throw from ideal transport links, including the M5 and Worle train station - along with popular schools, convenient shops and amenities.

## Situation

0.45 miles – Junction 21, M5

0.36 miles – Worle Train Station

0.65 miles – Priory Secondary School

0.19 miles – St. Anne's Primary School

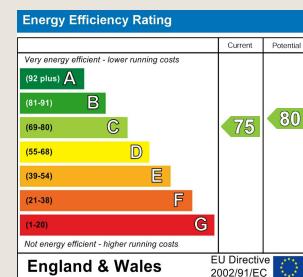
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Hallway

Entered via a partially obscured composite door, uPVC double glazed window to front, radiator, telephone point, wall mounted thermostat, wood effect laminate flooring and doors to;

## Downstairs Cloakroom

White suite comprising low level W/C, wall mounted wash hand basin with mixer tap over and tiled splashback, radiator, extractor fan and vinyl flooring.

## Lounge

15'2" x 11'11" (4.62 x 3.63)

uPVC double glazed bay window to front, two radiators, television point and telephone point.

## Study

9'2" x 6'6" (2.79 x 1.98)

uPVC double glazed window to front, radiator, television point and telephone point.

## Kitchen/Diner

15'2" x 9'11" (4.62 x 3.02)

A matching range of cream wall and floor cupboard units with rolling edge worktops. 'Hotpoint' four ring electric oven with extractor hood over, 'Hotpoint' double wall mounted oven, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated fridge and freezer, integrated dishwasher, radiator, wood effect laminate flooring, uPVC double glazed window to rear, uPVC double glazed doors leading to rear garden, door to the utility room and opening through to;

## Family/Sun Room

9'4" x 9'3" (2.84 x 2.82)

uPVC double glazed doors leading to rear garden, two uPVC double glazed windows to rear, glass roof, television point, radiator and wood effect laminate flooring.

## Utility room

6'6" x 5'9" (1.98 x 1.75)

Matching wall and floor cream cupboard units with rolling edge worktops, inset stainless steel sink with adjacent drainer and mixer tap over; concealed wall mounted gas central heating combination boiler, space and plumbing for washing machine and tumble dryer, double glazed side access door to rear garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom One

10'10" to wardrobe x 12'0" (3.30 to wardrobe x 3.66)

uPVC double glazed window to front, radiator, built in wardrobe with mirrored sliding doors, television point and door to;

## En-suite

White suite comprising a low level W/C, hand wash basin with mixer tap over and tiled splashback, corner shower cubicle with tiled walls and electric shower over, shaver point, heated towel rail, extractor fan, uPVC frosted double glazed window to rear and vinyl flooring.

## Bedroom Two

13'6" x 8'5" (4.11 x 2.57)

uPVC double glazed window to front, radiator and television point.

## Bedroom Three

10'2" x 8'7" (3.10 x 2.62)

uPVC double glazed window to rear, radiator and television point.

## Bedroom Four

10'3" x 6'4" (3.12 x 1.93)

uPVC double glazed window to rear and radiator.

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## Bathroom

A three piece white suite comprising a low level W/C, wall mounted wash hand basin with mixer tap over and tiled wall, panelled bath with mixer tap and half tiled walls, heated towel rail, shaver point, extractor fan, uPVC frosted double glazed window to side and vinyl flooring.

## Rear Garden

A perfect rear garden for a family which is predominantly laid to lawn with a patio area with side access, paved pathway which leads to a rear gate creating access to;

## Garage & Parking

To the rear of the property is a detached garage with electric powered up and over door, power and lighting. The driveway provides off street parking for two vehicles.

## Front Garden

Laid to decorative slate and hedge.

## Material Information

We have been advised the following:

Tenure - Please be advised this property is FREEHOLD. When 'Bloor Homes' finished this development they set up a management company to ensure the area is well maintained - There is a maintenance charge for the upkeep of the area (including two parks and grass areas) of roughly £250PA.

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).

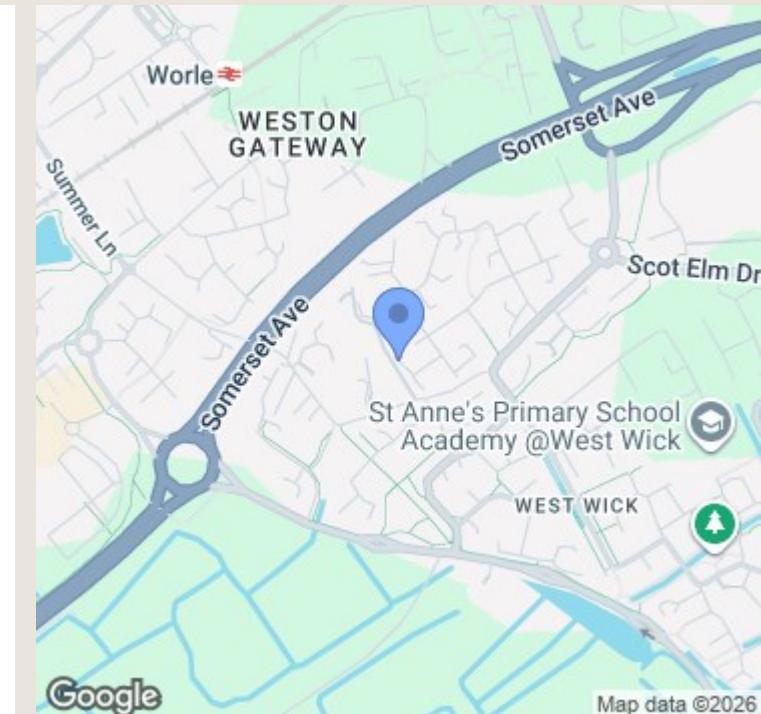
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).









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

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## 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

