



15 MAGDALEN WAY

Weston-Super-Mare, BS22 7PG

Price £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* GARAGE & GREAT SIZED GARDEN! * Well presented and ideal for first time buyers looking to step onto the property ladder, Mayfair Town & Country are delighted to bring to the market this two bedroom home.

In brief, the accommodation comprises of an entrance hall area, a light and airy lounge, a popular design of kitchen/diner with access to the garden, two well proportioned bedrooms, and a modern shower room. The property occupies a generous plot extending from front to back, featuring a laid to lawn front garden and a sizeable rear garden with direct access to the garage.

Positioned set back from the road in the ever popular North Worle area, the home benefits from excellent transport links including easy access to the M5 motorway and Worle train station. A range of well regarded schools are nearby, including St Mark's, Castle Batch, and Priory Community School, along with convenient bus routes and local shops.

Early viewing is highly recommended to fully appreciate all this home has to offer.

Situation

75 metres - Bus Stop
0.25 miles - St. Mark's Primary School
0.37 miles - Priory Secondary School
0.41 miles - Sainsbury's Supermarket
0.64 miles - Worle Train Station
1.06 miles - Junction 21 of the M5
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council 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	90
(69-80) C	73
(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 Area

uPVC front door opening into an entrance hall area with space for shoes and coats, fuse box, stairs rising to the landing and opening to;

Lounge

12'10" x 11'4" (3.91m x 3.45m)

Double glazed bay window to front, radiator, television & telephone points, thermostat controls, archway to;

Kitchen/Dining Room

15'7" x 7'9" (4.75m x 2.36m)

Two double glazed windows to rear overlooking the garden, the kitchen is fitted with a range of matching eye and base level units with complementary worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring hob with extractor over, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and slimline dishwasher, under-stairs storage cupboard, wall mounted and concealed gas central heating combination boiler, ample space for dining table and chairs, radiator and double glazed door opening to the garden.

Landing

Storage cupboard, loft access and doors to;

Bedroom One

12'2" x 9'9" max measurements (3.71m x 2.97m max measurements)

Double glazed window to front, above stairs storage cupboard (currently hidden behind freestanding wardrobes) and radiator.

Bedroom Two

9'7" x 9'2" max measurements (2.92m x 2.79m max measurements)

Double glazed window to rear and radiator.

Shower Room

Obscured double glazed window to rear, white suite comprising low level W/C, hand wash basin with taps over, corner shower cubicle with shower over and tiled surround, towel radiator.

Rear Garden

The rear garden is a generous size and fully enclosed, with the added benefit of a courtesy door providing direct access to the garage at the rear. Stepping directly from the kitchen/diner is a paved patio area, ideal for outdoor entertaining, the middle area is laid to lawn with a paved walkway to the garage door. To the rear of the garden is a decorative stone area, currently used as an additional seating and entertaining space. This area also offers potential for off road parking, should a prospective buyer choose to reposition the fence.

Garage

16'11" x 7'10" (5.16m x 2.39m)

With courtesy door access from the garden, the garage has an up and over door to the front with power and lighting.

Front Garden

Laid to lawn with paved walkway to the front door.

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.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

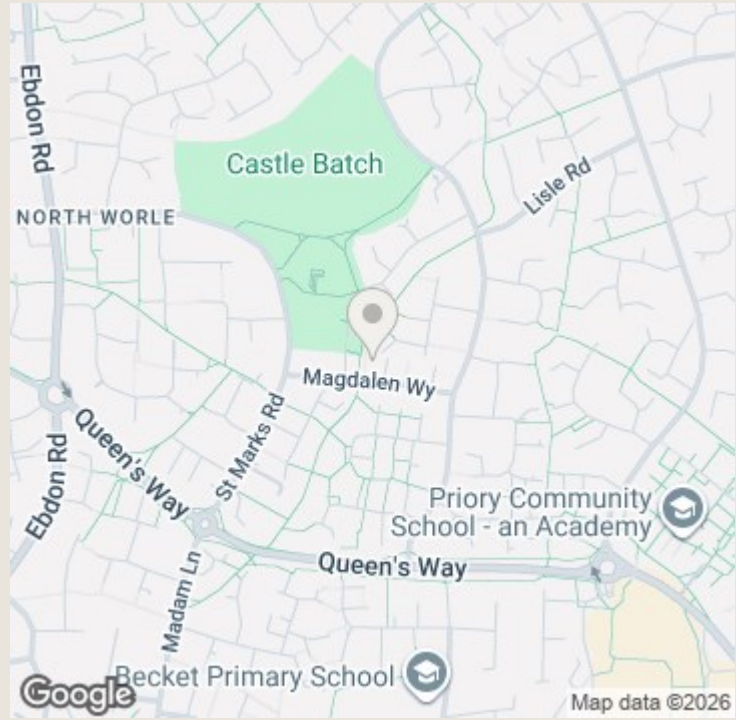
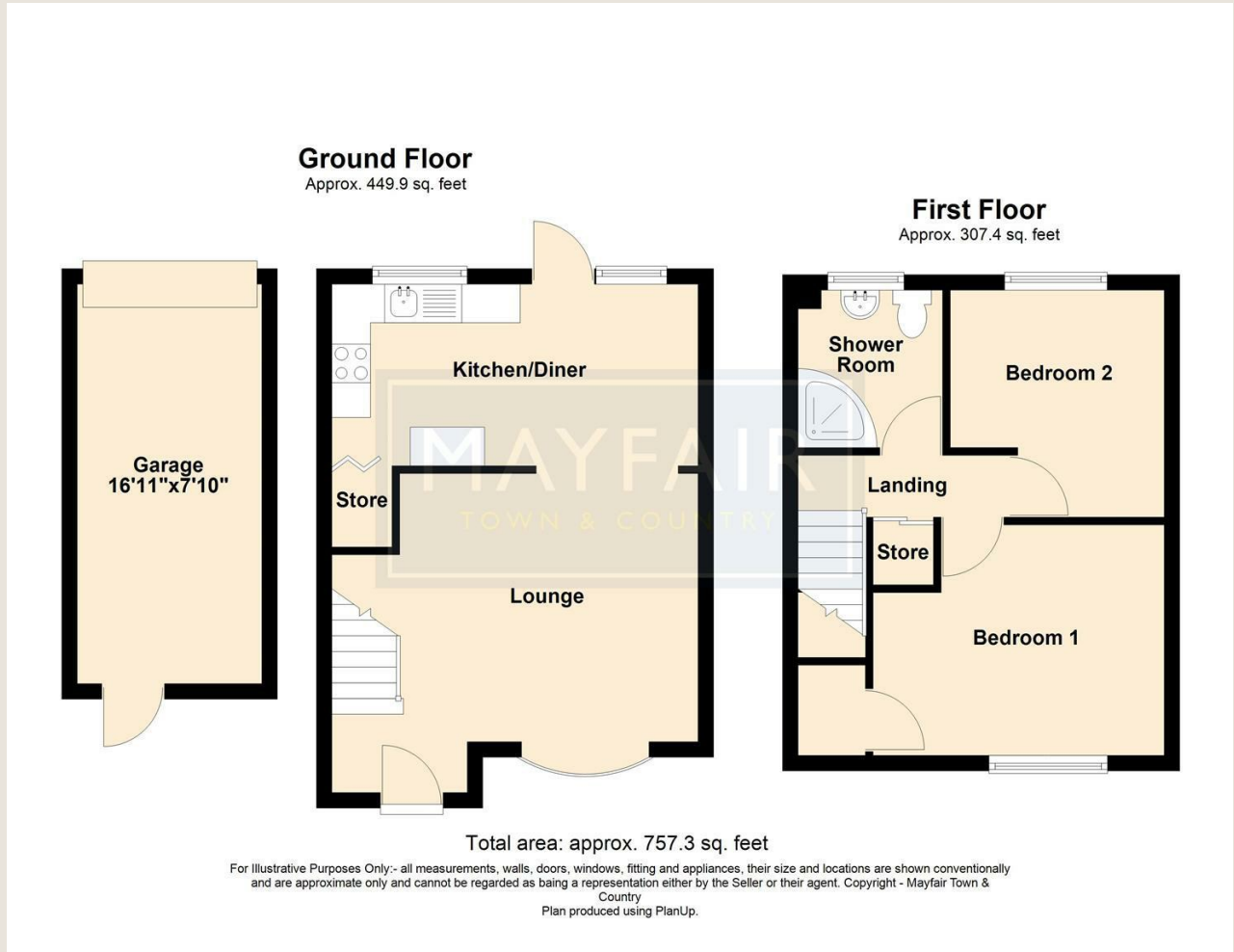
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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

