



3 BUCKLE PATH

Weston-Super-Mare, BS24 7GD

Price £269,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL FIRST TIME BUY WITH NO ONWARD CHAIN! * Located in the highly sought-after and conveniently located West Wick, this superb three-bedroom home offers spacious, well-designed accommodation that's perfect for families and first-time buyers alike.

The accommodation comprises an inviting entrance hall with useful storage and a downstairs cloakroom, a generous 17ft lounge, a separate dining room, and a well-appointed kitchen. Upstairs, the landing provides additional storage and leads to three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from a south-facing rear garden - ideal for enjoying the south facing aspect, along with a garage and an allocated parking space.

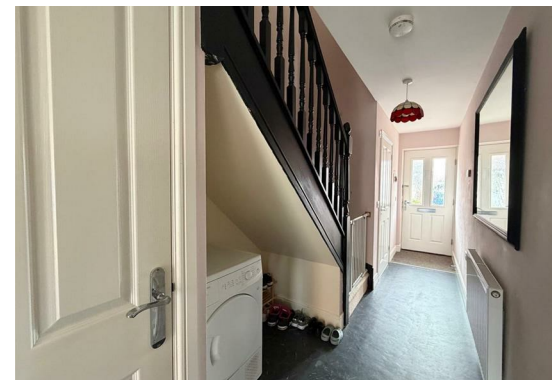
Ideally situated within easy reach of highly regarded primary and secondary schools, excellent local amenities, and superb transport links, including the M5 motorway, this fantastic home is offered to the market with no onward chain.

Situation

- 0.59 miles - Worle Train Station
 - 0.49 miles - Junction 21 of the M5
 - 0.55 miles - Morrisons Supermarket
 - 0.92 miles - Priory Secondary School
 - 75 meters - St Anne's Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	82	
(69-80)	C		
(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

uPVC double glazed door opening into the hall, stairs rising to the first floor landing with under-stair recess and storage cupboard, radiator and doors to;

Downstairs Cloakroom

Obscured uPVC double window to front, low level W/C and hand wash basin with tap over and tiled surround, radiator and consumer unit.

Lounge

17'6" x 10'3" (5.33m x 3.12m)

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

Dining Area

8'3" x 9'6" (2.51 x 2.90)

uPVC double glazed patio doors opening to the garden, radiator and archway to;

Kitchen

8'3" x 9'7" (2.51 x 2.92)

uPVC double glazed window to the rear, the kitchen comprises a range of matching wall and base units with worktop over, inset one and half sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and fan assisted oven below, extractor, wall mounted and concealed gas central heating combination boiler, space for fridge / freezer, plumbing for washing machine and dishwasher.

First Floor Landing

Generous storage cupboard and doors to;

Bedroom One

12'9" x 10'2" (3.89 x 3.10)

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

En-suite

Suite comprising low level W/C, hand wash basin and generous shower cubicle with shower over and tiled surround, radiator and extractor.

Bedroom Two

10'9" x 8'8" (3.28 x 2.64)

uPVC double glazed window to rear, radiator and loft access.

Bedroom Three

9'8" x 7'8" (2.95 x 2.34)

uPVC double glazed window to rear, radiator and recess for wardrobe.

Bathroom

6'4" x 6'5" (1.93 x 1.96)

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin with mixer tap over and panelled bath with taps over and tiled surround, radiator and extractor.

Rear Garden

Enjoying a south facing aspect, the rear garden is low maintenance with a large paved entertaining area and artificial grass, summerhouse / shed, gated rear access.

Parking & Garage

18'11" x 9'2" (5.77m x 2.79m)

The parking and garage is located to the right hand side of the property. The garage is a single garage with and up and over door and there is a single parking space situated directly in front.

Material Information

We have been advised the following;

Council Tax - C

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

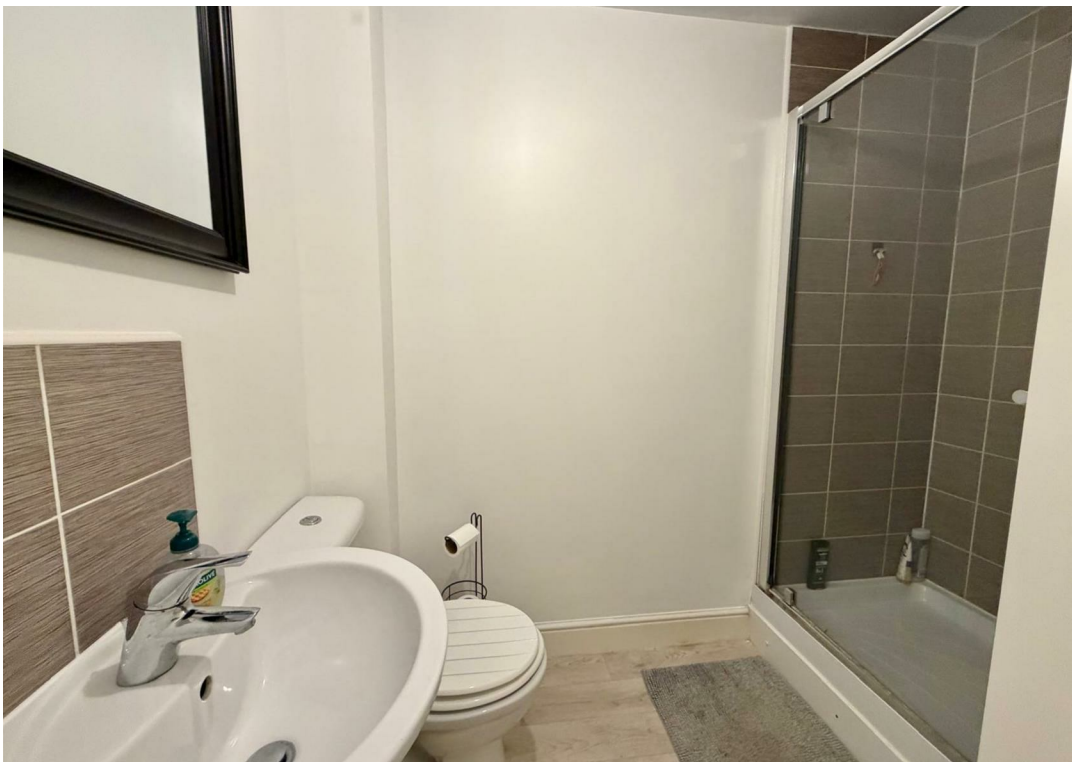
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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

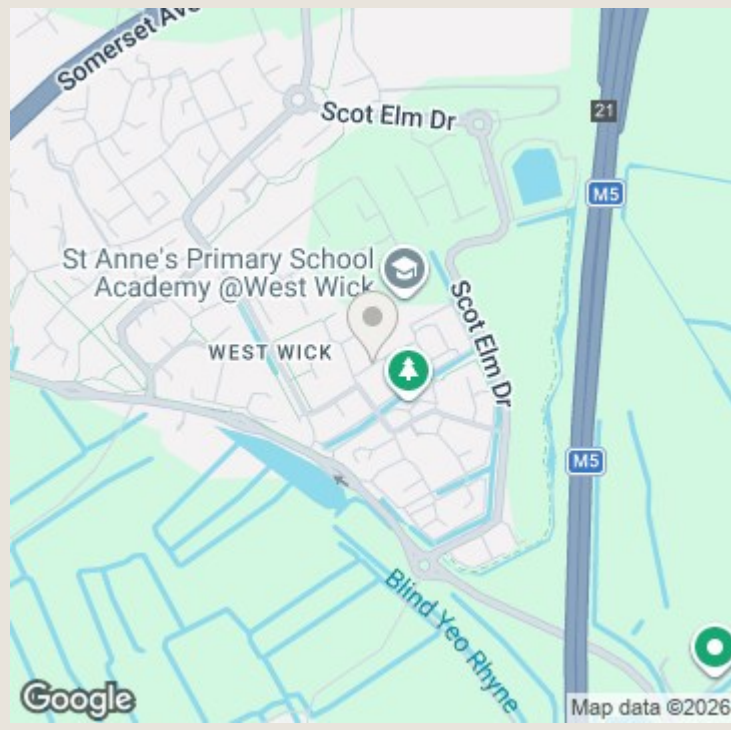
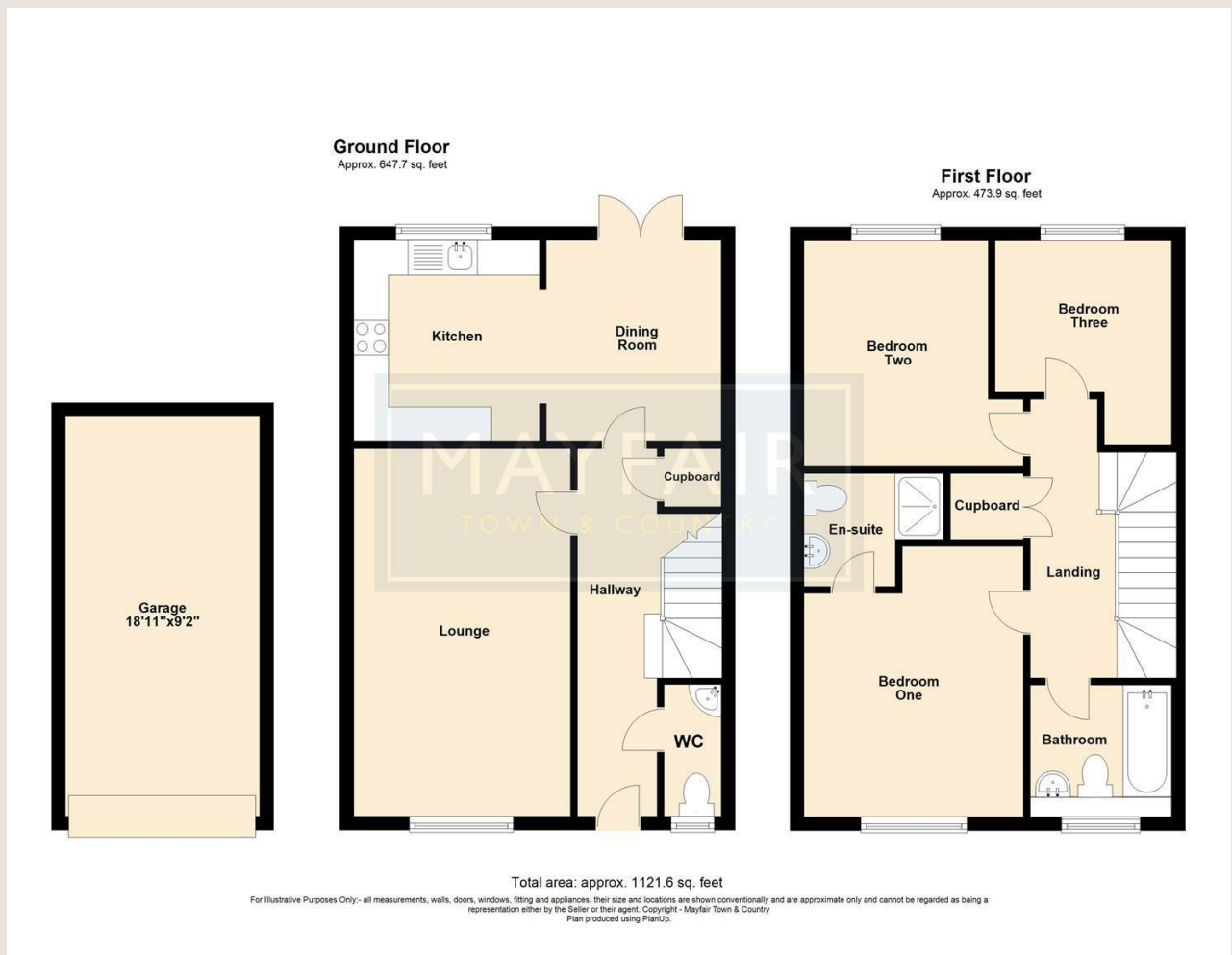
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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

