



19 BORGIE PLACE

Weston-Super-Mare, BS22 9HG

Price £247,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN & WELL PRESENTED * Mayfair Town & Country are pleased to bring to the market this well-presented, two double bedroom home. Ideally suited to first-time buyers and buy-to-let investors alike, with a potential rental income of £1,200pcm+.

In brief, the accommodation comprises an entrance porch with useful storage cupboard, a spacious living room and a modern fitted kitchen featuring a gas central heating combination boiler. To the first floor are two well-proportioned double bedrooms and a contemporary bathroom.

Externally, the property benefits from a good-sized, private rear garden, complete with an 8'0" x 5'11" storage shed and gated access to the driveway. The driveway provides convenient off-street parking for two vehicles.

Situated within a quiet and sought-after cul-de-sac on the edge of Worle, the property is ideally positioned for a range of local amenities, including schools, shops and transport links. There is also excellent access to the M5 motorway and Worle train station, making this an ideal location for commuters.

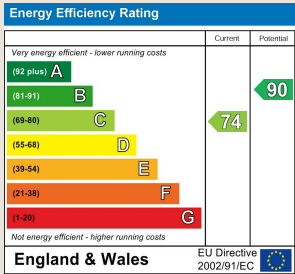
An excellent opportunity and one we highly recommend viewing at your earliest convenience.

Situation

- 110 metres - Lynch Farm Park
 - 0.16 miles - Convenience Shop
 - 0.21 miles - The Manor Pub
 - 1.49 miles - Junction 21 of the M5 Motorway
 - 1.61 miles - Sand Bay Beach, Kewstoke
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Porch

uPVC door opening into the entrance porch, generous storage cupboard housing the consumer unit, uPVC double glazed window to side, laminate flooring and door to;

Living Room

15'8" x 11'8" (4.78m x 3.56m)
uPVC double glazed window to front, stairs rising to the landing, radiator, television and telephone point, laminate flooring and door to;

Kitchen

11'8" x 7'3" (3.56m x 2.21m)
uPVC double glazed window to rear, updated kitchen comprising eye and base level units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor over, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring and obscure uPVC double glazed door opening to the garden.

Landing

Loft access, laminate flooring and doors to;

Bedroom 1

11'8" x 8'8" max measurements (3.56m x 2.64m max measurements)
uPVC double glazed window to front, above stair storage cupboard and radiator.

Bedroom 2

11'8" x 8'4" (3.56m x 2.54m)
uPVC double glazed window to rear and radiator.

Bathroom

6'5" x 5'6" (1.96m x 1.68m)
Obscure uPVC double glazed window to side, updated suite comprising

low level WC, hand wash basin set into storage vanity unit and panelled bath with mains shower and taps over, tiled surround, vinyl flooring, towel radiator and extractor.

Rear Garden

Enclosed by fencing, partially laid to lawn with paved walkway to a covered area and shed measuring 8'0" x 5'11", there is also an outside tap and side gate to the parking.

Parking

Situated to the size of the property is the driveway providing off street parking for two vehicles.

Material Information

We have been advised the following;

Council Tax - B

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

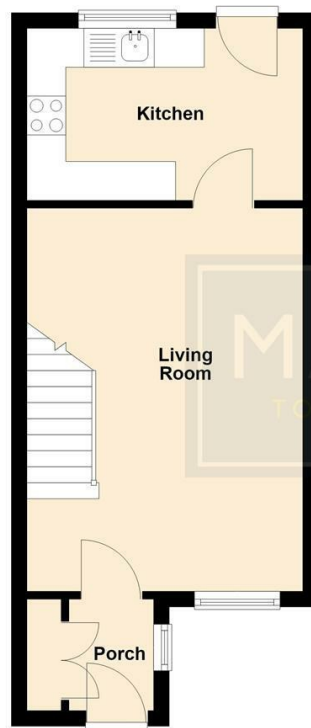
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.

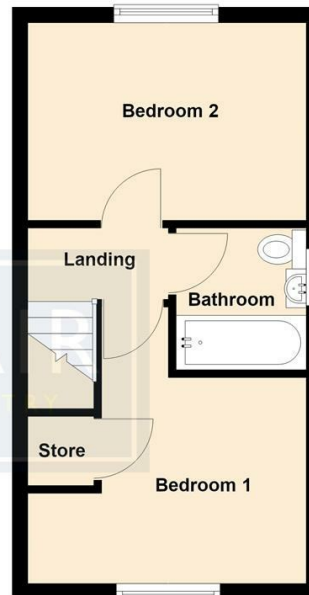
Ground Floor

Approx. 303.5 sq. feet



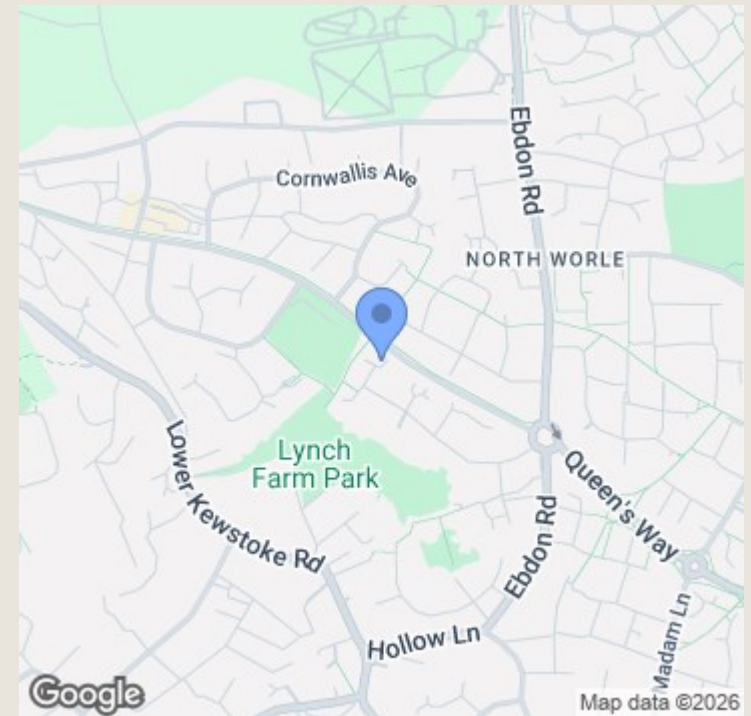
First Floor

Approx. 278.1 sq. feet



Total area: approx. 581.5 sq. feet

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Plan produced using PlanUp.



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

