



**20 MEADOWBANK**

North Somerset, BS22 6UR

**Price £215,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* FAB FIRST TIME BUY/BUY TO LET INVESTMENT \* Tucked away in a quiet yet conveniently located cul-de-sac in North Worle, this semi-detached home offers fantastic potential for a range of buyers.

The accommodation briefly comprises an entrance hall, lounge, and kitchen/dining room with useful under-stair storage and direct access to the garden. Upstairs, the landing provides additional storage and leads to two well-proportioned bedrooms and bathroom.

Outside, the property sits on an impressive plot, featuring a generous front garden and a substantial rear garden that enjoys a high degree of privacy along with plenty of sunshine throughout the day. The driveway offers ample off-street parking for multiple vehicles.

## Situation

- 0.03 miles - Bus Stop
  - 0.07 miles - Local convenience Shop
  - 0.08 miles - St. Mark's Primary School
  - 0.29 miles - Castle Batch Playground
  - 0.62 miles - Sainsburys
  - 1.37 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

## The local area

## 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		
(69-80) C	71	78
(55-68) D		
(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

Front door opening into the entrance hall, radiator, stairs rising to the landing and doorway through to;

## Lounge

13'03" × 10'03" (4.04m × 3.12m)

uPVC double glazed window to front, radiator, television point and door to;

## Kitchen/Dining room

13'02" × 9'03" (4.01m × 2.82m)

uPVC double glazed windows to rear, base and eye level units with worktop space over and tiled surround, inset stainless steel sink, space and plumbing for washing machine, space for electric cooker, four ring gas hob and under-stair storage housing the wall mounted combi boiler. uPVC double glazed door opening to the back garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom 1

13'04" × 9'06" max measurement (4.06m × 2.90m max measurement)

uPVC double glazed windows to front, radiator and built-in mirror fronted wardrobe.

## Bedroom 2

6'10" × 11'01" max measurement (2.08m × 3.38m max measurement)

uPVC double glazed window to rear and radiator.

## Bathroom

5'07" × 6'01" (1.70m × 1.85m)

Obscured uPVC double glazed window to rear, low level WC, hand wash basin set into vanity unit, panelled bath with taps and shower over, tiled surround and radiator.

## Rear Garden\*

Stepping out of the kitchen/dining room onto a large area laid to paving - ideal for entertaining, the garden enjoys a sunny easterly facing aspect and is enclosed by fencing. There are mature trees and shrubs and gated side access to the driveway. \*Please be advised the owner is currently in the process of tidying up the garden.

## Driveway

Tarmac driveway providing off street parking for multiple vehicles.

## 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).

## PROPERTY DESCRIPTION

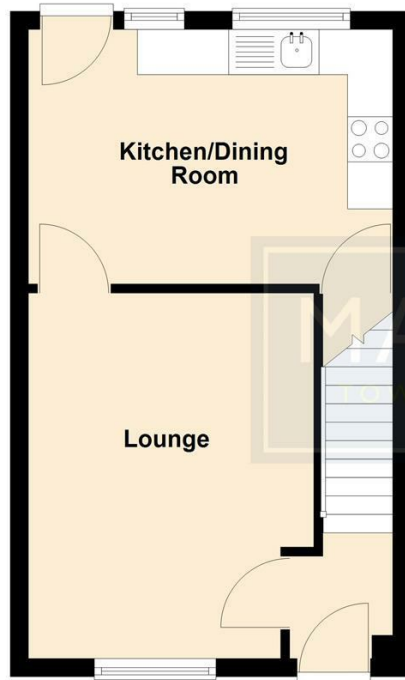






## Ground Floor

Approx. 301.9 sq. feet



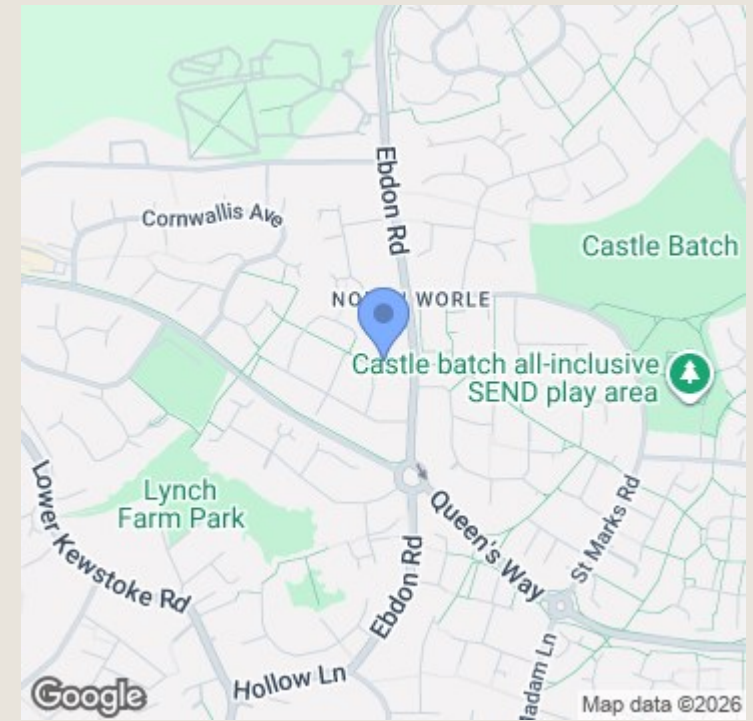
## First Floor

Approx. 301.9 sq. feet



Total area: approx. 603.8 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

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

