



## 61 WESTBURY CRESCENT

Weston-Super-Mare, BS23 4RF

Offers In The Region Of £240,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* OFFICE, DRIVEWAY & SIZEABLE GARDEN! \* Whether you're searching for your first home or a smart addition to your investment portfolio, this property is well worth viewing. Thoughtfully improved by the current owner, the accommodation briefly comprises an extended entrance hallway, living room, kitchen, a versatile office space is complemented by a newly added ground floor shower room, while upstairs offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a generously sized, private and sunny south/east facing rear garden, complete with a useful storage outbuilding, as well as a driveway to the front providing off-street parking for two vehicles. Further benefits include double glazing and gas central heating.

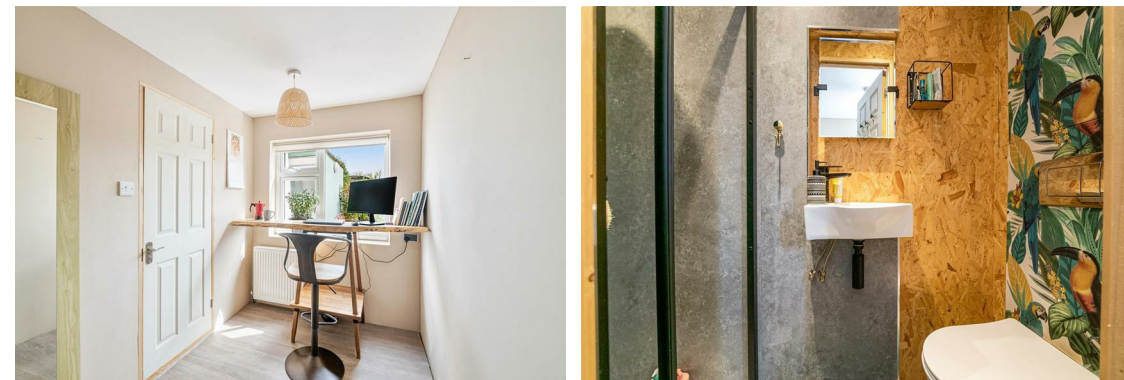
Ideally positioned on the sought-after south side of town, the home is conveniently located close to well-regarded schools, local amenities, shops, and bus routes.

## Situation

- 0.27 miles - Weston Hospital
  - 1.12 miles - Weston Sea Front
  - 1.50 miles - Weston Train Station
  - 0.60 miles - Broadoak Secondary School
- All distances are approximate and 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		86
(69-80) C	69	
(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

## Hallway

Double glazed front door opening into the hallway, uPVC double glazed window to front, stairs rising to the landing, radiator, laminate flooring and glazed door to;

## Living Room

13'11" x 12'11" max measurements (4.24m x 3.94m max measurements)  
uPVC double glazed window to front, decorative cast iron log burner (not connected), television and telephone point, radiator, laminate flooring and archway to;

## Kitchen

9'9" x 8'2" (2.97m x 2.49m)

The kitchen is fitted with a range of matching eye and base level units with complementary worktop over, inset sink with adjacent drainer and mixer tap over, freestanding cooker, space for fridge/freezer, plumbing for dishwasher, tiled flooring, utility cupboard housing the plumbing for a washing machine, consumer unit and storage, uPVC double glazed patio doors opening to the garden and archway to;

## Office

9'9" x 6'0" (2.97m x 1.83m)

A versatile room which is current used as an office but could be utilised as another reception room or possible ground floor bedroom. uPVC double glazed window to rear, radiator, laminate flooring and door to;

## Downstairs Shower Room

Suite comprising low level WC, hand wash basin set into storage vanity unit and shower cubicle with mains shower and separate handheld attachment over, wall mounted and concealed gas combination boiler, radiator and extractor.

## Landing

Loft access, storage cupboard and doors to;

## Bedroom 1

12'10" x 11'0" (3.91m x 3.35m)

uPVC double glazed window to front, laminate flooring, radiator and recess for wardrobes.

## Bedroom 2

11'6" x 9'8" (3.51m x 2.95m)

uPVC double glazed window to rear, laminate flooring and radiator.

## Bedroom 3

8'1" x 7'10" (2.46m x 2.39m)

uPVC double glazed window to front, laminate flooring and radiator.

## Bathroom

7'9" x 5'2" (2.36m x 1.57m)

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin with mixer tap over and panelled bath with mains shower, taps and handheld shower attachment over, tiled walls, radiator and extractor.

## Rear Garden

Stepping out from the kitchen, you are greeted by an elevated decked area featuring an outdoor tap and courtesy door to a useful storage outbuilding (8'11" x 6'0"), complete with lighting. From the decking, the space flows seamlessly onto an attractive mosaic-tiled patio, which transitions into a pathway guiding you towards the rear of the garden. Lawn areas sit on either side, complemented by a variety of trees, shrubs, and plants. Enjoying an excellent degree of privacy, the garden is fully enclosed and also benefits from side gate access to the driveway.

## Driveway

Block paved driveway providing off street parking for two vehicles.

## Material Information

We have been advised the following;

Council Tax- B

The approximate size of this property is 882.64 square foot/82 square metres (not including the outbuilding)

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).

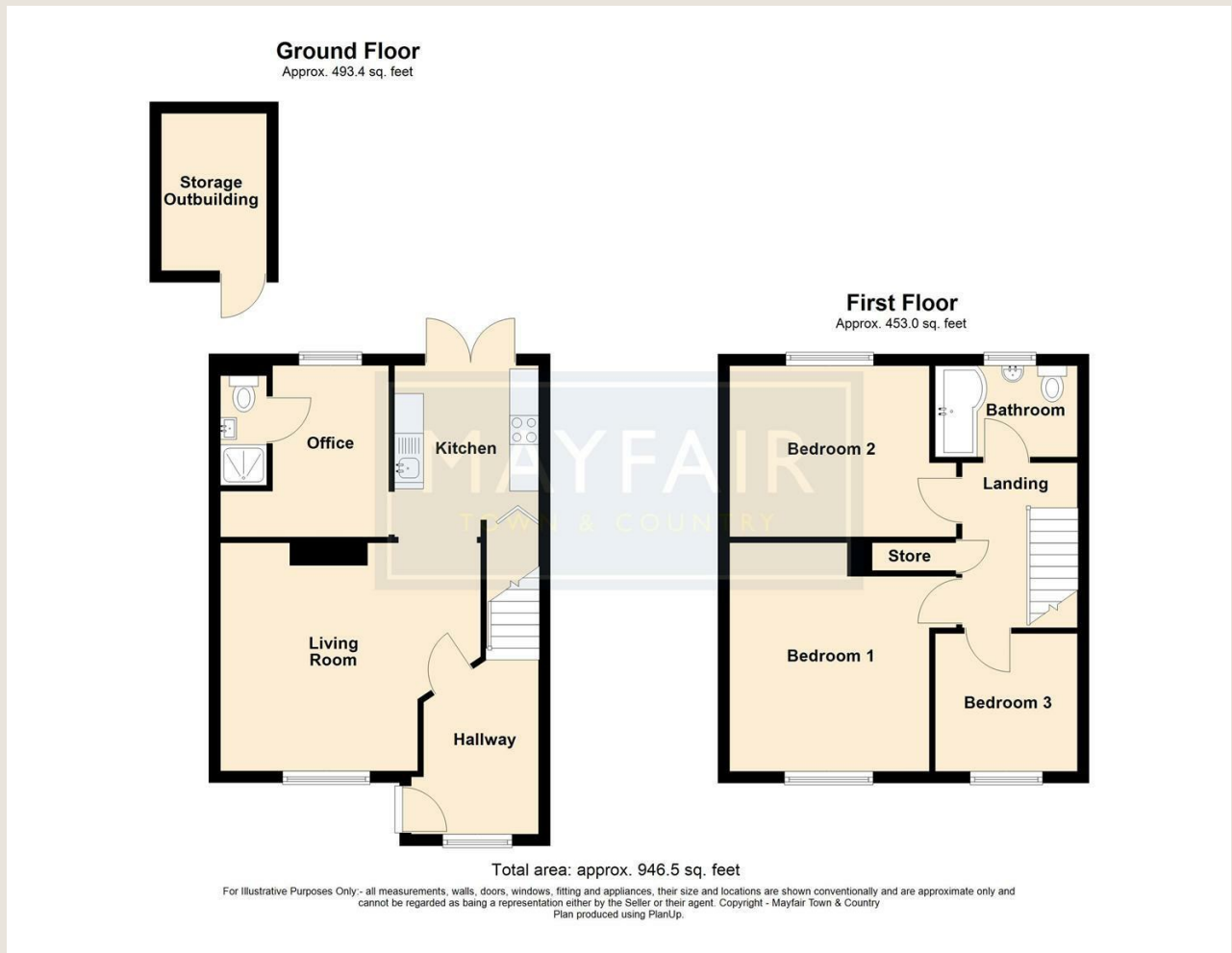
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

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

