

277 WORLE MOOR ROAD

Weston-Super-Mare, BS24 7JB

Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* VENDOR SECURED ONWARD PURCHASE WITH NO CHAIN! * Ideal for first-time buyers, this well-designed three-bedroom home is conveniently situated on the outskirts of the ever-convenient Weston Village, offering well-proportioned accommodation and practical living space throughout.

The property briefly comprises an entrance hallway with a downstairs cloakroom, a fitted kitchen and a spacious open-plan lounge/dining room, complete with patio doors opening onto the rear garden. To the first floor, there are three generously sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the accommodation, serving the remaining two bedrooms.

Externally, the property boasts a good-sized, low-maintenance rear garden, ideal for relaxing and entertaining. Gated access leads to the allocated parking space and garage, conveniently positioned directly behind the property.

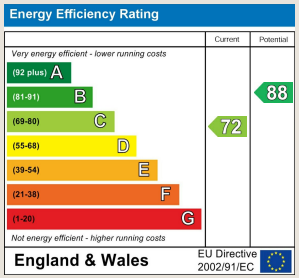
A fantastic opportunity for first-time buyers! With the current owner having secured an onward purchase which benefits no onward chain. Early viewing is highly recommended to fully appreciate all this property has to offer.

Situation

2.02 miles - Weston Sea Front
0.36 miles - Milton Train Station
1.90 miles - Junction 21 of the M5
0.33 miles - Flowerdown Retail Park
Distances are approximate & sourced from Google Maps

Local Authority

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













PROPERTY DESCRIPTION

Hallway
Stairs rising to the first floor, under stairs storage and doors to;

Downstairs WC
Low level w/c, hand wash basin with taps over and a radiator.

Kitchen
9'10" x 9'7" (3.00m x 2.92m)
uPVC double glazed window to the rear overlooking the garden, the kitchen is fitted with a comprehensive range of cream coloured base and eye level units with worktop space over and tiled surround, one and a half stainless steel sink with adjacent drainer and mixer tap over and a four ring gas hob above an electric oven. The kitchen is further complemented by a fridge/freezer and washing machine, as well as space and plumbing for a dryer. Door to;

Lounge/Dining Room
21'8" x 9'9" (6.60m x 2.97m)
An open plan lounge/dinner, uPVC double glazed door opening out onto the garden, parallel with a uPVC double glazed window, radiator and ample space for dining room furnishings. The lounge area is fitted with a uPVC double glazed window to the front, a radiator below, feature fireplace and scope for seating furniture.

Landing
Loft access and doors to;

Bedroom One
12'1" x 7'10" max measurement (3.68m x 2.39m max measurement)
uPVC double glazed window to the rear, radiator, built in wardrobe and door to;

En-Suite
Shower cubicle and hand wash basin set atop vanity storage unit with mixer tap over and tiled surround.

Bedroom Two
9'11" x 6'7" max measurement (3.02m x 2.01m max measurement)
uPVC double glazed window to rear, radiator and storage cupboard.

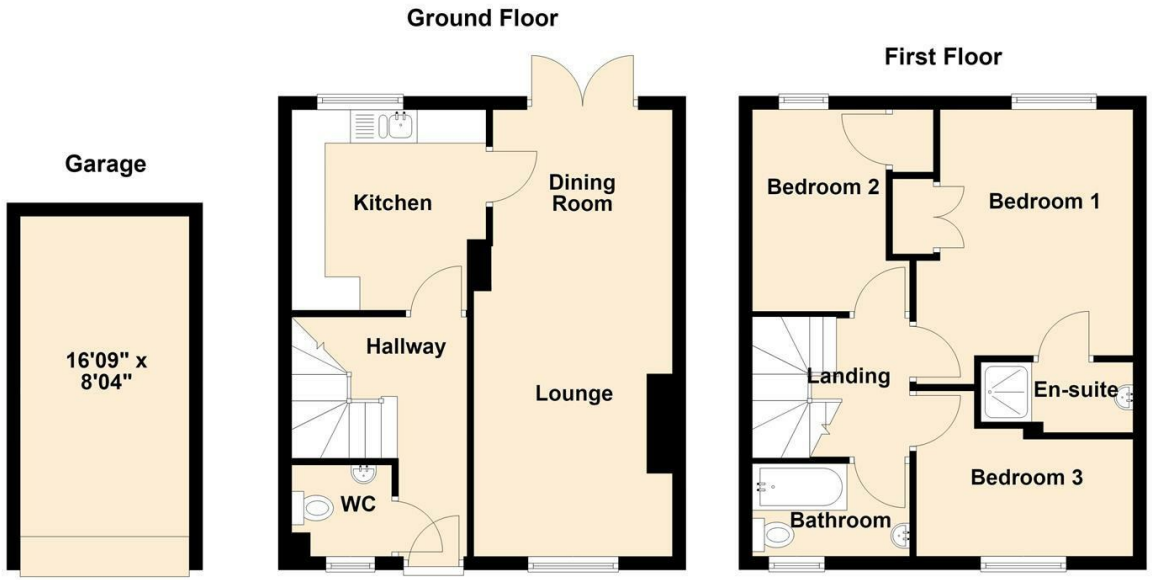
Bedroom Three
10'8" x 6'7" max measurement (3.25m x 2.01m max measurement)
uPVC double glazed window to front and radiator.

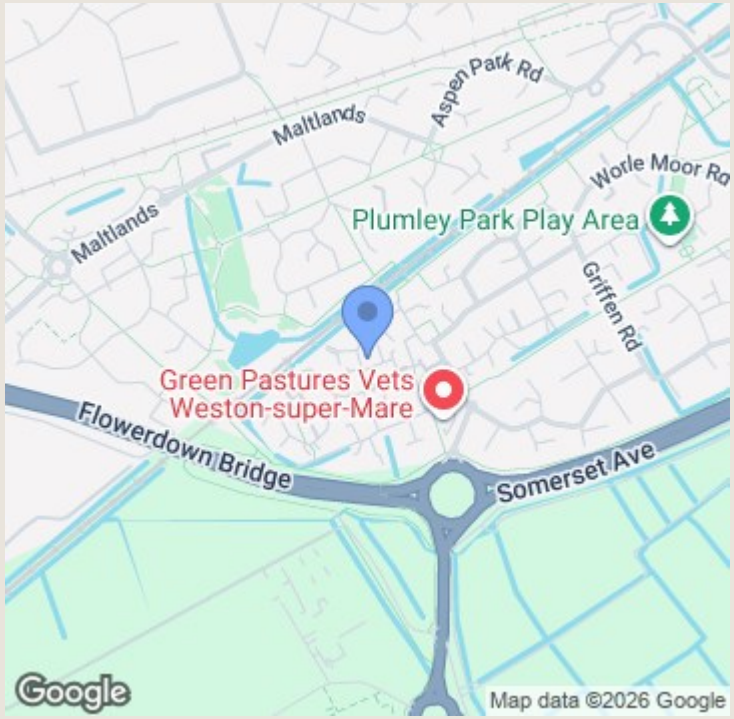
Bathroom
Obscure uPVC double glazed window to front, suite comprising low level w/c, hand wash basin with mixer tap over and tiled surround, panelled bath with taps over and tiled surround, radiator and extractor.

Rear Garden
Enclosed by fencing, the rear garden is predominantly laid with attractive paving, providing an ideal space for outdoor entertaining. The remaining area is laid with artificial grass. There is a convenient outside tap, and a rear courtesy gate opens onto:

Garage & Parking
16'09" x 8'04" (5.11m x 2.54m)
The garage has an up and over door. There is an allocated parking space close by.

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

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

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