



339 WORLE MOOR ROAD

Weston-Super-Mare, BS24 7JR

Price £172,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE COACH HOUSE * Mayfair Town & Country are delighted to welcome to the market this beautifully presented and thoughtfully updated coach house, offering stylish and well-proportioned accommodation throughout. Ideally suited to first-time buyers looking to take their first step onto the property ladder, the property also presents an excellent opportunity for buy-to-let investors.

The accommodation briefly comprises of an entrance hallway with internal access to the garage, along with a further door leading to the stairs rising to the accommodation. Upstairs, the property benefits from a bright, airy and spacious living room, featuring a Juliet balcony and an open-plan aspect to the kitchen. The kitchen is well presented and benefits from an updated 'Worcester' combination boiler. There is also a generously proportioned double bedroom, complete with newly fitted 'Sharps' wardrobes, and an attractive refitted shower room.

The property is freehold and further benefits from a private garage measuring approximately 16'9" x 8'6", together with useful additional under-stairs storage. To the front of the garage is the parking space.

Conveniently positioned for a range of local amenities, the property enjoys easy access to excellent transport links, including the M5 motorway, as well as nearby shops, schools and other everyday amenities. An early viewing is highly recommended to fully appreciate the presentation and convenient location this fantastic coach house has to offer.

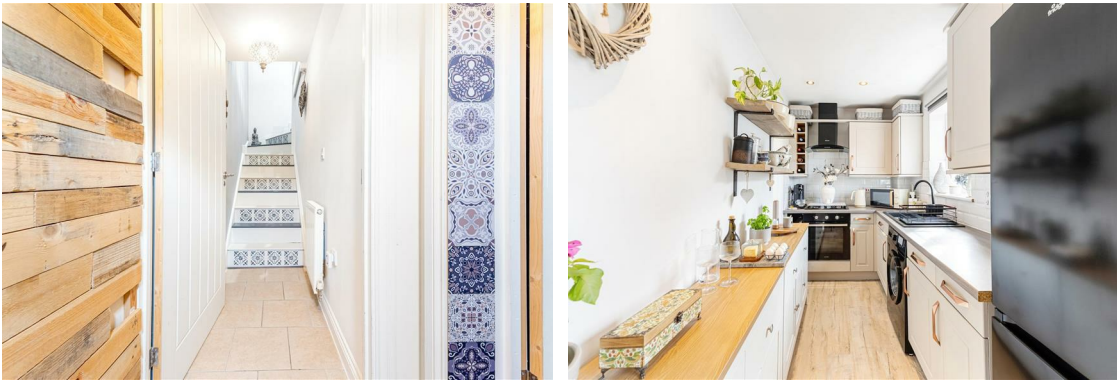
Situation

- 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: A
Tenure: Freehold
EPC Rating:

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

Partially frosted glazed door leading into entrance hall, radiator, internal door to the garage and door opening to the stairs rising to;

Living Room

17'8" x 16'10" (5.38m x 5.13m)

Dual aspect uPVC double glazed windows to front and rear, uPVC double glazed 'Juliet' balcony to front, three radiators, television and telephone point, loft access with attached ladder to partially boarded loft space, down lights, laminate flooring, opening to;

Kitchen

8'2" x 14'9" (2.49 x 4.50)

uPVC double glazed window to front, the kitchen comprises a range of matching eye and base level units with complementary worktop over and attractive tiled surround, inset sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and dishwasher, down lights and laminate flooring.

Double Bedroom

11'1" x 10'9" (3.38m x 3.28m)

Two uPVC double glazed windows to rear, 'Sharps' fitted built-in wardrobes, recess for additional storage/furniture, television point, radiator and door to;

Shower Room

Obscured uPVC double glazed window to rear, refitted suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over and walk-in shower with mains rainfall shower with separate handheld shower head attachment, tiled walls and flooring, tall radiator, shaver point and extractor.

Garage

16'9" x 8'6" (5.11m x 2.59m)

With up and over door, power, lighting and under-stair storage area.

Parking

Situated in front of the garage is parking for a vehicle.

Material Information

We have been advised the following;

Council Tax - A

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

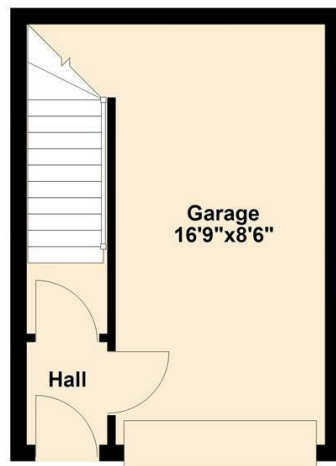
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.

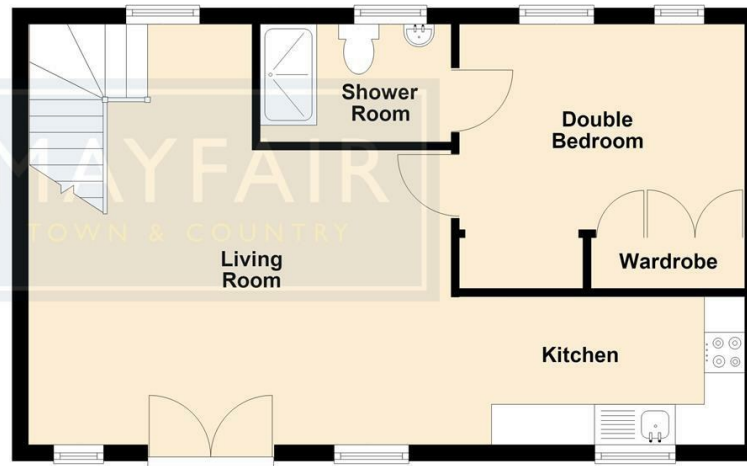
Ground Floor

Approx. 19.2 sq. metres (206.9 sq. feet)



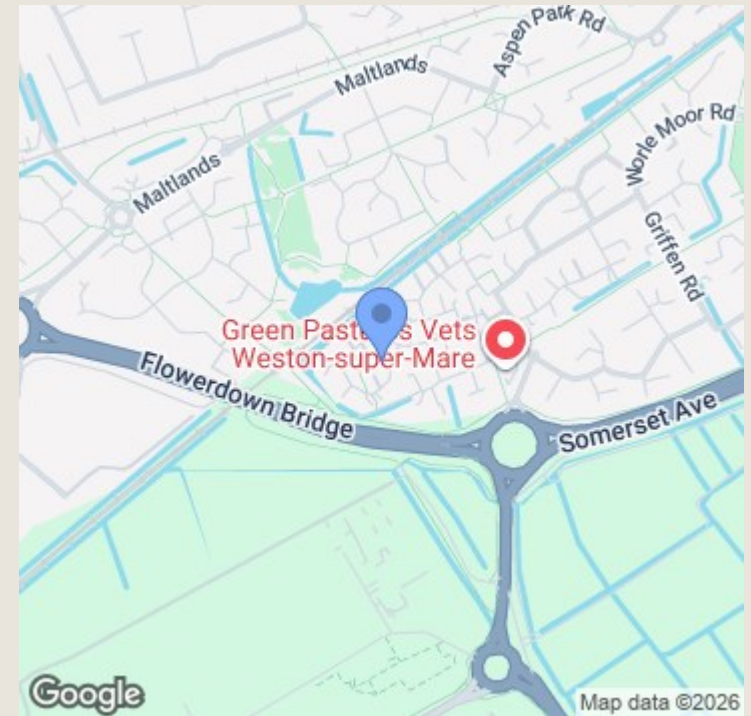
First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 65.3 sq. metres (703.4 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



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

