

225 LONGRIDGE WAY

Weston-Super-Mare, BS24 7HR

Price £260,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN COMPLICATIONS! Situated on the edge of the conveniently located Weston Village, Mayfair Town & Country are delighted to welcome to the market this three-bedroom end terrace house. Offering thoughtfully arranged accommodation, the property is ideally suited to first-time buyers, families and buy-to-let investors alike.

Upon entering, the ground floor comprises a spacious lounge, while the kitchen/diner provides ample room for a range of appliances and dining furniture, together with useful under-stair storage. An inner hallway provides access to a convenient downstairs WC and the rear garden.

To the first floor, the property benefits from a principal bedroom with en-suite shower room, alongside two further bedrooms and a family bathroom. An airing cupboard also provides additional valuable storage.

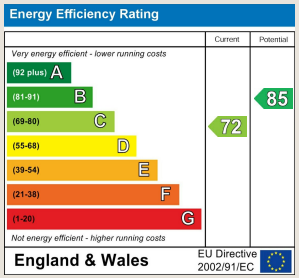
An excellent opportunity for those seeking a well-proportioned three-bedroom home in a convenient location, with the added benefit of no onward chain.

Situation

0.32 miles - Winterstoke Hundred Academy
0.33 miles - Landing Light Pub
0.57 miles - Milton Train Station
0.78 miles - Hutton Moor Leisure Centre
0.88 miles - Morrisons Supermarket
Distances are approximate & sourced from Google Maps

Local Authority

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













PROPERTY DESCRIPTION

Front
Paved slabs lead to the front door, opening to;

Lounge
14'06" x 17'08" max measurements (4.42m x 5.38m max measurements)
uPVC double glazed window to the front, two radiators - one either side of the room, a decorative fireplace with surround, consumer unit, stairs leading to the first floor and a door to;

Kitchen/Diner
14'06 x 9'00" max measurement (4.42m x 2.74m max measurement)
uPVC double glazed window to rear, stainless steel sink with mixer tap, base and eye level units with worktop space over, electric oven set below four ring gas hob with extractor over and fully tiled surround, space for a fridge/freezer as well as space and plumbing for a washing machine. Door to the under stairs storage cupboard, radiator, ample space for dining room furniture, leading to;

Rear Porch
uPVC double glazed window to the side, rear door to the garden and door to;

Downstairs W/C
Obscure uPVC double glazed window to the rear above double door vanity sink with taps over, radiator and low level w/c.

Landing
Loft access, airing cupboard housing the 'Glow Worm' boiler and doors to;

Bedroom 1
8'05" x 13'05" max measurement (2.57m x 4.09m max measurement)
uPVC double glazed window to the front, radiator and door to;

En-Suite
White suite compromising of low level w/c, double door vanity sink with taps over, shower cubicle with mains shower, glass door and tiled surround as well as an extractor fan.

Bedroom 2
10'06" x 8'00" (3.20m x 2.44m)
uPVC double glazed window to the rear and a radiator below.

Bedroom 3
8'08 x 5'09" (2.64m x 1.75m)
uPVC double glazed window to the front and a radiator to the side.

Bathroom
White suite compromising a obscure uPVC double glazed window to the rear above low level w/c, double door vanity sink with taps over, built in storage shelf to one side and a radiator to the other, paneled bath with mixer taps over and fully tiled surround.

Rear Garden
South facing rear garden, majority laid to lawn, with paved patio areas around to the side and rear offering space for seated and entertaining areas. Side gate access to;

Driveway
Situated to the side of the property, the partially covered driveway provides off street parking for two vehicles with a side gate creating access to the garden.

Agent Note
We have been advised there will be new fencing and fence posts installed in the garden. Along with some internal wall and ceiling painting.

Material Infromaton
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.





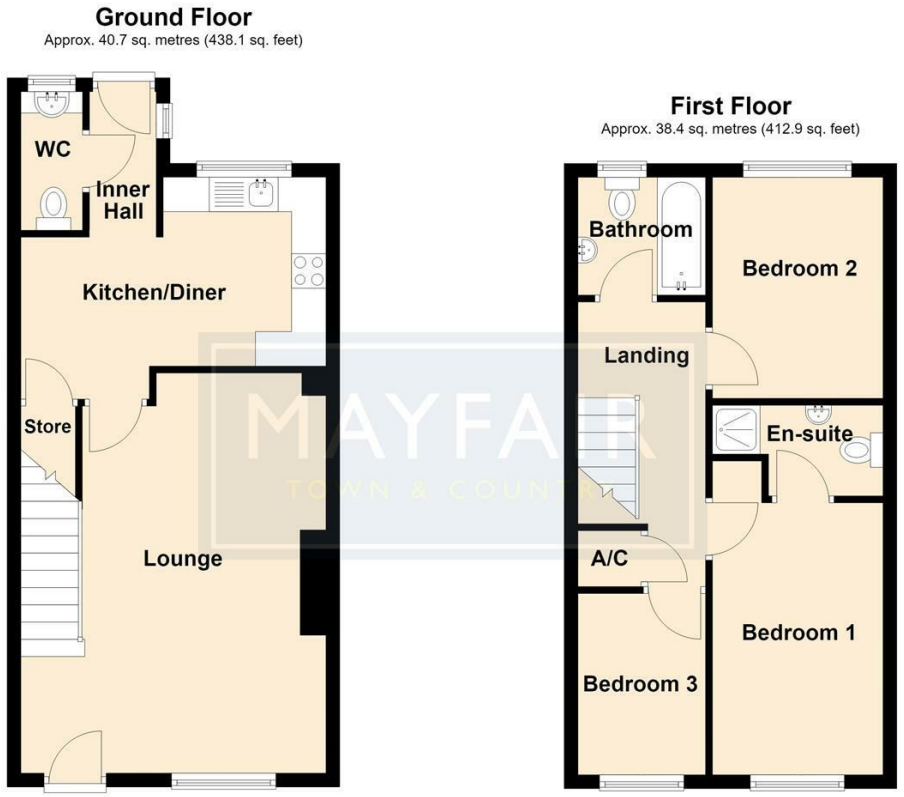














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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