



**107 PASTURES AVENUE**

Weston-Super-Mare, BS22 7SB

**Price £244,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* NO ONWARD CHAIN \* Mayfair Town & Country are delighted to present to the market this well-proportioned three bedroom home, offering an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let addition to their portfolio. The property is ideally situated within close proximity to a range of local amenities, including easy access to the M5 motorway, Worle train station, and highly regarded primary and secondary schools.

The accommodation briefly comprises of an entrance hall with useful storage and a downstairs cloakroom, kitchen, and a spacious living room. To the first floor are three generously sized bedrooms and a modern family bathroom. Externally, the home benefits from a private, south-facing rear garden and the use of a parking space.

We highly recommend a viewing at your earlier convenience.

## Situation

0.44 miles - Worle Train Station

0.42 miles - Junction 21 of the M5

0.35 miles - Sainsbury's Supermarket

0.31 miles - Priory Secondary School

All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council - Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(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

Composite front door opening into the entrance hall, radiator, stairs rising to the first floor landing with under stair storage, doors to;

## Downstairs Cloakroom

White suite comprising of a low level W/C and hand wash basin with taps over and tiled surround, extractor fan, consumer unit and radiator.

## Kitchen

9'11" × 8'9" (3.02 × 2.67)

uPVC double glazed window to front, the kitchen is fitted with a range of base and eye level units with worktop space over and tiled surround, inset sink with adjacent drainer and mixer tap over, wall mounted and concealed gas boiler, space and plumbing for fridge/freezer, washing machine, dishwasher and gas cooker.

## Living Room

15'7" × 15'6" (4.75 × 4.72)

Dual aspect uPVC double glazed windows to rear and side, two radiators, television and telephone point, ample space for lounge and dining furniture and uPVC double glazed door opening to the garden.

## Landing

Airing cupboard housing hot water tank and storage, access to the loft which is partially boarded, updated laminate flooring and doors to;

## Bedroom One

14'6" × 9'2" (4.42 × 2.79)

Dual aspect uPVC double glazed windows to rear and side, laminate flooring, radiator and television point.

## Bedroom Two

14'7" × 7'4" (4.45 × 2.24 (4.44 × 2.23))

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

## Bedroom Three

10'10" × 7'11" max measurement (3.30 × 2.41 max measurement)

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

## Bathroom

10'5" × 6'0" max measurement (3.18 × 1.83 max measurement)

Obscured uPVC double glazed window to rear, white suite comprising low level W/C, generous hand wash basin set into double drawer vanity unit and panelled bath with taps and mains rainfall shower over, glass shower screen and tiled surround, towel radiator, extractor and laminate flooring.

## Garden

The SOUTH facing and low maintenance garden is enclosed by fencing with gated side access to the rear of the property.

## Use of Parking Space

Situated to the rear of the property is an allocated parking space and there are also additional visitor parking spaces.

## Material Information

We have been advised of the following;

Agent Note - We have been advised by the vendor that the property is FREEHOLD and that there is a maintenance charge of roughly £27.70pcm for the upkeep of the parking area to the rear which includes the use of the parking space and visitors spaces.

Gas - Mains

Electricity - Mains

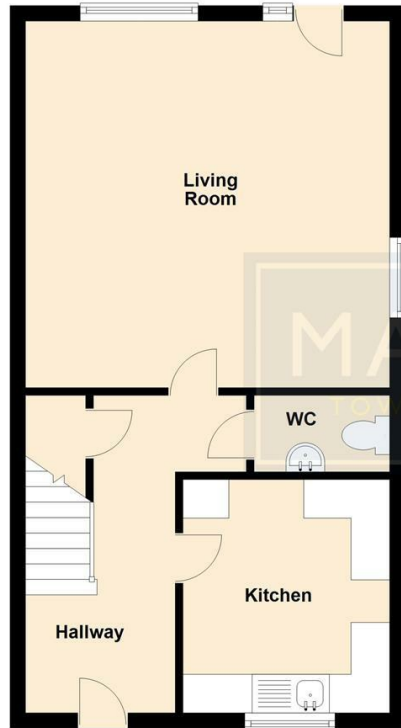
Water and Sewerage - Bristol and Wessex Water

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).

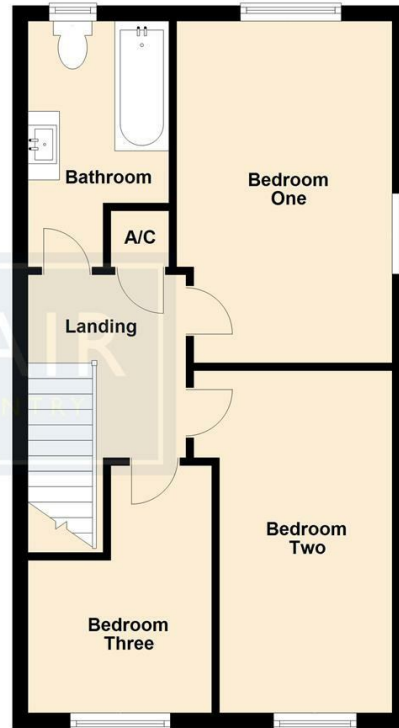
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).

**Ground Floor**  
Approx. 454.7 sq. feet

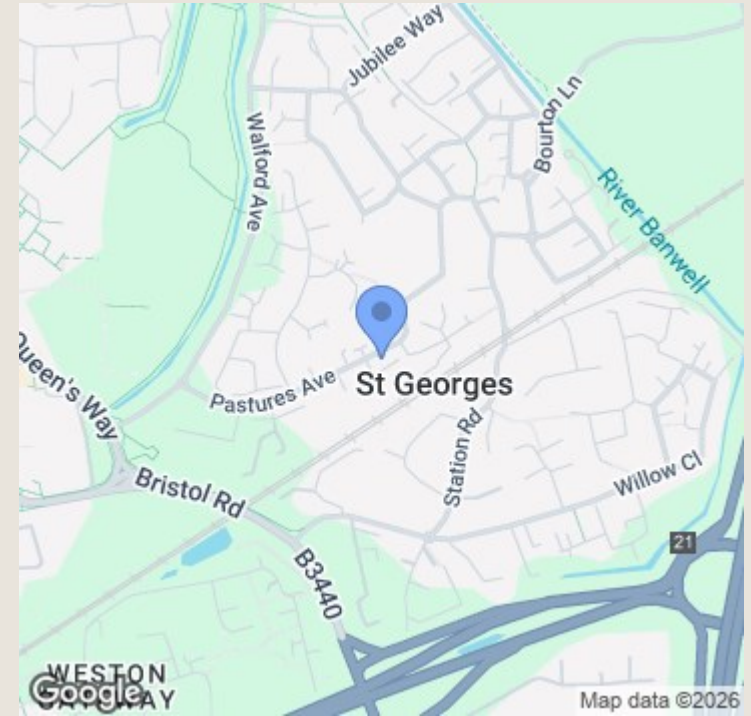


**First Floor**  
Approx. 454.7 sq. feet



Total area: approx. 909.3 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

