



HONITON TAVISTOCK ROAD

Weston-Super-Mare, BS22 6LR

Price £215,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*** SOUTH/WEST FACING GARDEN & GARAGE TO REAR *** Conveniently situated in the sought-after area of Worle, with excellent access to local schools, shops and transport links, this spacious two double bedroom home offers fantastic potential for buyers looking to create their ideal home.

The accommodation briefly comprises of an entrance hall, a generous 17ft living room, a spacious kitchen/breakfast room, and a separate dining room/snug, which could also be utilised as a third bedroom if required with some alterations. To the first floor are two well-proportioned double bedrooms, a shower room, and a separate W/C.

Externally, the property benefits from a good-sized, south-westerly facing rear garden, complete with a courtesy gate providing access to the rear and leading to the garage, which is the first garage on the right within the nearby block. To the front, there is a generous garden overlooking an attractive area of green space, creating a pleasant outlook.

In need of some modernisation, it presents an excellent opportunity for buyers to put their own stamp on a well-proportioned home in a convenient and popular location with no onward chain complications.

Situation

- 0.12 miles - Bus Stop
 - 0.39 miles - Worle High Street
 - 0.33 miles - Sainsbury's Supermarket
 - 0.32 miles - Worle Parkway Train Station
 - 1.00 miles - Junction 21 of the M5 Motorway
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
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

Hallway

Front door opening into the hallway, stairs rising to the landing and doors to;

Living Room

17'11" x 10'6" max measurements (5.46m x 3.20m max measurements)
Dual aspect double glazed windows to front and rear, two radiators, television point and door to;

Kitchen/Breakfast Room

14'8" x 13'1" max measurements (4.47m x 3.99m max measurements)
Double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, mid-height double oven, four ring gas hob, breakfast bar area, space for fridge/freezer and plumbing for washing machine, two under-stairs storage cupboards - one of which houses the gas boiler, radiator and archway to,

Dining Room/Snug

8'7" x 7'10" (2.62m x 2.39m)
Double glazed window to front, radiator and door to the hallway. Similar properties of this style have blocked up the archway from the kitchen/breakfast room to create a third bedroom or separate living space, should a prospective purchaser wish to do so.

Landing

Double glazed window to rear, airing cupboard housing the hot water tank, loft hatch and doors to;

Bedroom 1

14'11" x 8'9" (4.55m x 2.67m)
Double glazed window to rear, eaves storage cupboard and radiator.

Bedroom 2

11'7" x 10'7" max measurements (3.53m x 3.23m max measurements)
Double glazed window to front and radiator.

Shower Room

5'8" x 5'2" (1.73m x 1.57m)
Obscured double glazed window to rear, suite comprising walk-in shower cubicle with shower over and tiled surround, hand wash basin with taps over and radiator.

Separate W/C

Obscured double glazed window to rear with low level W/C.

Rear Garden

Enjoying a sunny south/westerly facing aspect, the rear garden is mostly laid to paving slabs with a garden shed and courtesy gate to the rear, creating access to;

Garage

16'2" x 8'0" (4.93m x 2.44m)
With an up and over door to the front. The parking for this property is inside the garage, not in front of the garage.

Front Garden

Mostly laid to lawn with hedging to one side and a paved walkway to the front door.

Material Information

We have been advised the following;

Council Tax- B

Gas - Mains

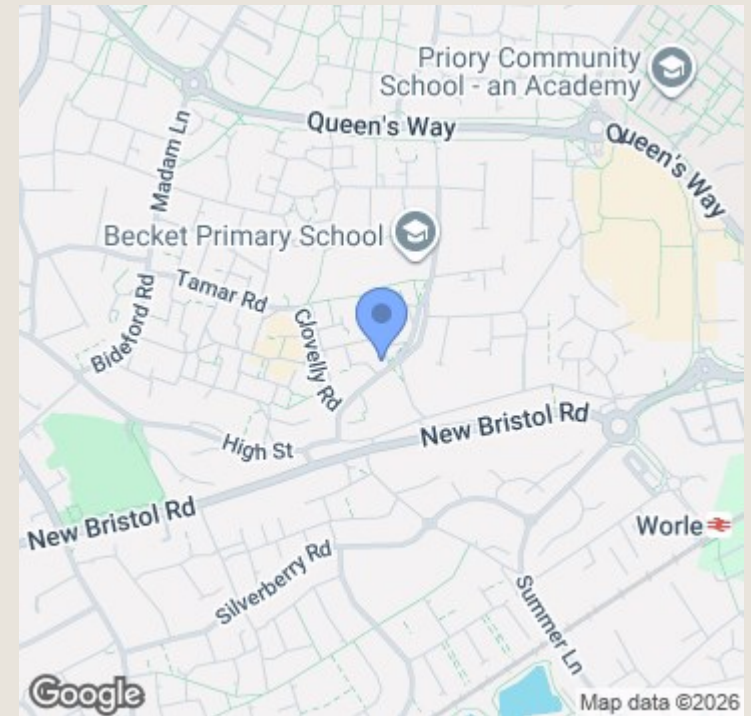
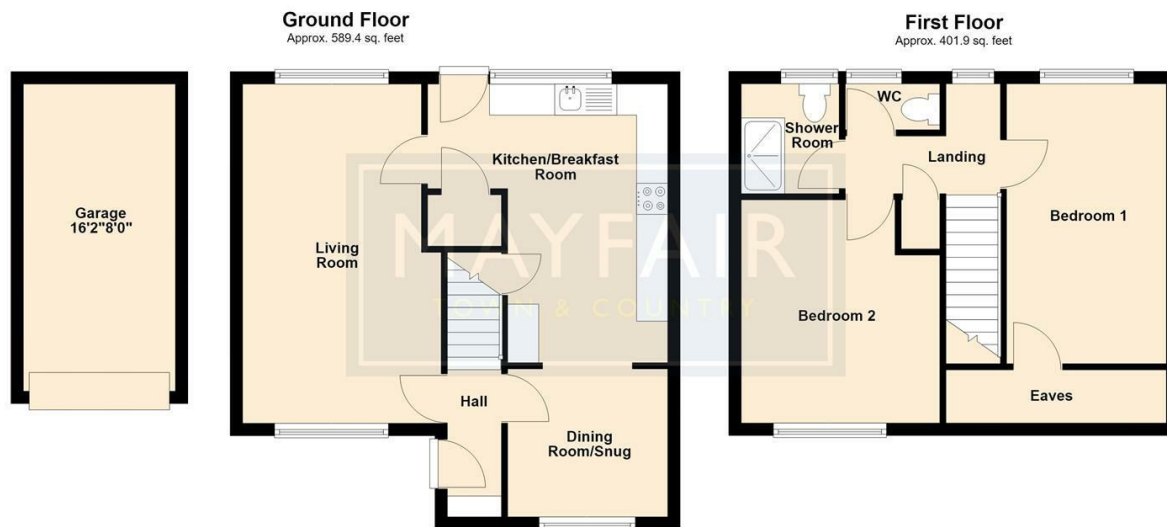
Electricity - Mains

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

