



**3 Fenners**

Weston-Super-Mare, BS22 7DR

**£1,400 PCM**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Mayfair are delighted to offer this fabulous 3 bed family home, located in the highly sought after area of North Worle, tucked away in a quiet cul-de-sac and conveniently close to local amenities with excellent commuter links. Available from mid-May.

NO PHONE APPLICATIONS ACCEPTED, PLEASE APPLY THROUGH THE WEBSITE VIA THE EMAIL AGENT OR REQUEST DETAILS OPTION.

The property consists of entrance hall with storage cupboard and leads into a bright and spacious lounge featuring a bay window and additional side accept window flooding the room with natural light. To the rear of the property is a dining room with patio doors opening on the beautiful sunny rear garden and the well-equipped modern fitted kitchen has integrated oven and hob with space for washing machine and fridge / freezer. Upstairs there are 2 double bedrooms both with built in wardrobes and a smaller single bedroom ideal as a nursery, home office or guest room. A contemporary family bathroom with P shaped bath and shower over and plenty of storage units in the vanity unit which incorporates the sink and toilet.

Outside one of the great features of the property is the pleasant sunny rear garden with patio area ideal for entertaining and those who enjoy gardening. The property also benefits from larger than average garage with storage, electric and driveway for 2 cars.

The property benefits from double glazing and gas central heating with and EPC rating D and council tax band C.

- Attractive 3 bed house
- Beautiful sunny rear garden
- Smaller bedroom ideal for nursery or home office
- Contemporary family bathroom
- EPC rating D
- Quiet cul-de-sac location
- 2 double bedrooms with wardrobes
- Modern kitchen
- Larger than average garage with driveway
- Council tax band C

Deposit: £1,615

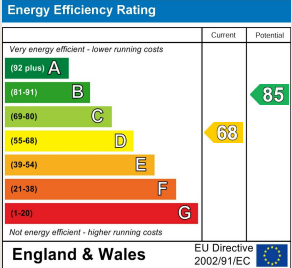
Furnishing: Unfurnished

### Local Authority

North Somerset Council Council Tax Band: C

Tenure:

EPC Rating: D



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

01934 515153

worle@mayfairproperties.net

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

