



**37 PORTERS DRIVE**

Weston-super-Mare, BS29 6EJ

**Price £355,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMMACULATE HOME IN A FANTASTIC POSITION \* Unexpectedly Re-Available - Vendor has their onward purchase secured! \* Tucked away in a quiet cul-de-sac, within the ever sought after Mead Fields development resides this spacious and HIGH SPECIFICATION town house.

The ground floor boasts an entrance hall with ample storage and downstairs cloakroom, attractive kitchen/dining room with integrated appliances and spacious lounge with feature entertainment wall. The first floor enjoys a light and airy landing with a great deal of storage, three good sized bedrooms and family bathroom. The top floor is reserved for the master suite – a large bedroom with vaulted ceiling, built-in wardrobes and en-suite. Externally the property benefits a good sized, landscaped and private rear garden with two access points, over 22FT garage and driveway providing off street parking.

Located in a quiet position, opposite open greenery yet local amenities are only a stone's throw away - including access to the M5, popular schools, shops and more. This turn-key home is not to be missed.

## Situation

- 0.95 miles - Worle Train Station
  - 1.13 miles - Junction 21 of the M5
  - 0.70 miles - Morrisons Supermarket
  - 0.26 miles - Locking Parklands Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Composite front door opens into the hallway, cupboard housing the consumer unit, further under-stair storage cupboard, attractive wall panelling, 'Amtico' flooring, radiator and doors to;

## Downstairs Cloakroom

Obscured uPVC double glazed window to side, modern white suite comprising a low level W/C and hand wash basin with mixer tap over, 'Madagascar Blanco' half tiled walls, 'Amtico' flooring, radiator and extractor.

## Kitchen/Dining Room

11'3" x 9'4" (3.43m x 2.84m)

uPVC double glazed window to front overlooking the open greenery opposite, the kitchen is fitted with a range of shaker style eye and base level units with 'Silestone Lagoon' worktop over, undermount one and half sink with adjacent drainer and mixer tap over, 'Zanussi' stainless steel five ring gas hob with glass splashback and 'AEG' extractor hood over, 'Zanussi' mid-height electric double oven, integrated appliances comprise 'Zanussi' dishwasher, fridge/freezer and washing machine, chrome downlights and plinth lighting, radiator and 'Amtico' flooring.

## Lounge

16'0" x 13'7" (4.88m x 4.14m)

uPVC double glazed doors to the rear opening to the garden with glazed windows either side, attractive feature entertainment wall with recess for a large television, inset two meter electric fireplace, shelving with downlighting to both sides with storage cupboards below, thermostat controls, media panel and 'Amtico' flooring.

## Landing

Two large storage cupboards, radiator, attractive wall panelling and doors to;

## Bedroom Two

11'10" x 9'10" (3.61m x 3.00m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

10'6" x 9'0" (3.20m x 2.74m)

uPVC double glazed window to front overlooking the greenery and radiator.

## Bedroom Four

11'0" x 5'10" (3.35m x 1.78m)

uPVC double glazed window to rear, radiator and television point.

## Bathroom

Obscured uPVC double glazed window to side, modern white suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with mains shower over with 'Mosaico Rodano Caliza' tiles, chrome downlight, chrome towel radiator and oak vinyl flooring.

## Inner Landing

uPVC double glazed window to front overlooking to greenery, radiator and stairs rising to;

## Bedroom One

20'0" x 15'11" max measurements (6.10m x 4.85m max measurements)

Dual aspect uPVC double glazed window to the front overlooking the greenery, rear double glazed skylight window, impressive vaulted ceiling, built-in mirror fronted wardrobes, radiator, television point, thermostat and door to;

## En-Suite

Rear double glazed skylight window, modern white suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over, large shower cubicle with mains rainfall shower and separate handheld

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attachment, 'Mosaico Rodano Caliza' tiles chrome down lights, chrome radiator, extractor and oak vinyl flooring.

## Rear Garden

Enjoying sun throughout the day, the rear garden has been beautifully landscaped by the owners to create a hidden oasis. Boasting two porcelain tile laid entertaining areas with a paved walkway between the them both, raised planter borders run the left hand side of the garden, there is an outside tap, power socket and two gates, one to a walkway and field - ideal for evening walks and for children to play, the other opening to the driveway - convenient access to the garage.

## Garage & Driveway

22'11" x 10'0" (6.99m x 3.05m)

The garage has an up and over door to the front, power and lighting. The driveway provides off street parking for two large vehicles and benefits from an EV charger point.

## Front Garden

Boasting convenient low maintenance care with decorative stones and a raised planter.

## Material Information

We have been advised the following;

Area Charge - We have been advised this property is FREEHOLD and there will be an estate charge payable of approx. £210 per year for the upkeep of the area.

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).

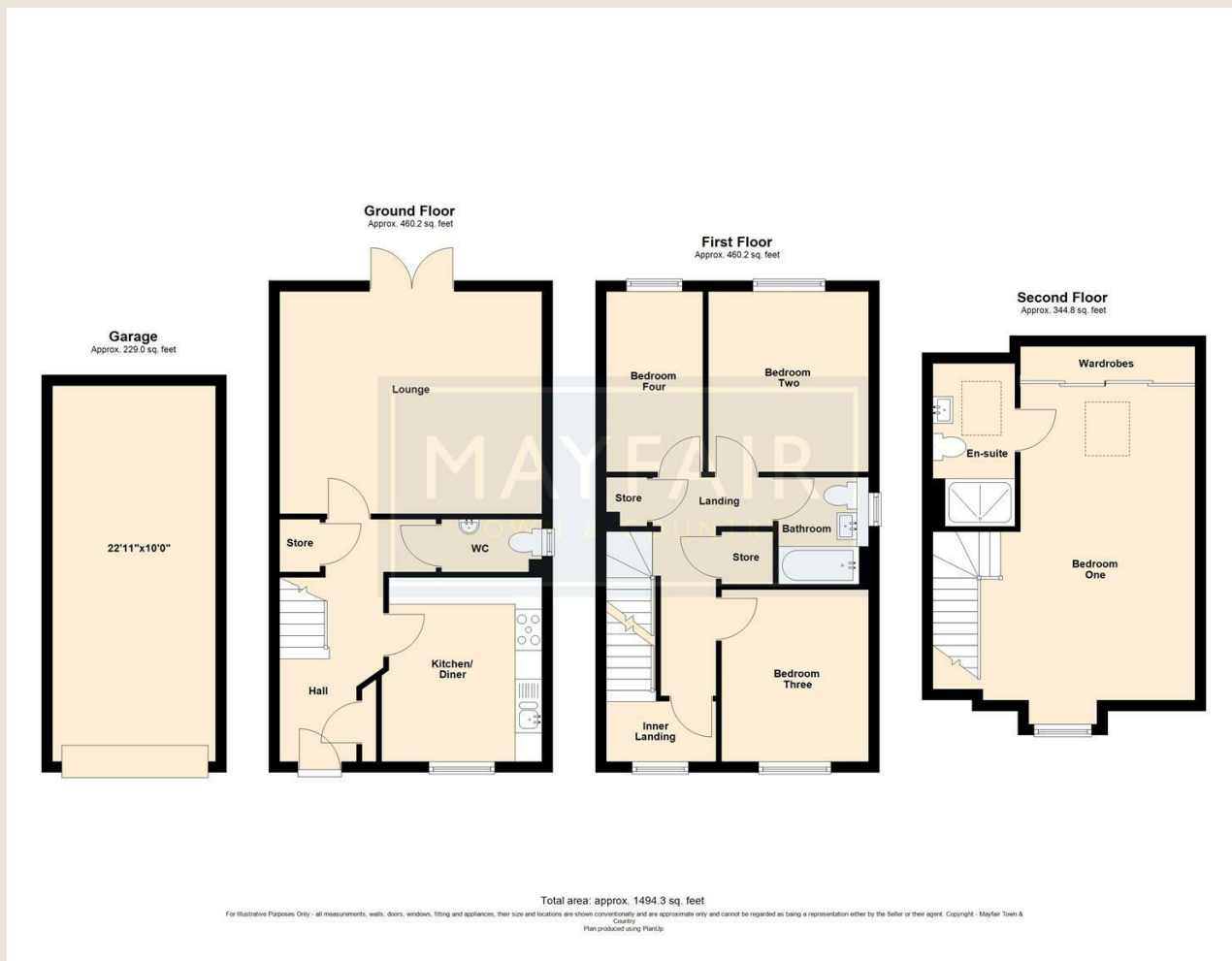
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).









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

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## 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

