



26 HONEYSUCKLE PLACE

Weston-Super-Mare, BS24 7HP

Offers In The Region Of £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* GREAT DETACHED FAMILY HOME! * Situated in a convenient position of Locking Castle with fantastic access to transport links, schools and shops resides this ideal three bedroom family home. Immaculate through and comprising entrance hall, downstairs cloakroom, lounge, dining room, kitchen, conservatory, three bedrooms and updated shower room. Externally the property enjoys a low maintenance rear garden with summer house, garage and driveway. Our vendor has priced the property attractively as they have found a property they are interested in. We highly recommend a viewing to appreciate what this property has to offer.

Situation

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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

Front door opening into the hall, double glazed window to side, stairs rising to the first floor landing, radiator and doors to;

Downstairs Cloakroom

Obscure double glazed window to front, suite comprising low level WC and hand wash basin with taps over and tiled surround, towel radiator and consumer unit.

Lounge

14'1" x 12'7" max measurements (4.29 x 3.84 max measurements)
Double glazed window to front, television point, radiator and double doors to;

Dining Room

8'11" x 8'5" (2.72 x 2.57)
Double glazed sliding doors opening to the conservatory, under stair storage cupboard, ample space for dining table and chairs, tall radiator and archway to;

Kitchen

9'0" x 7'2" (2.74 x 2.18)
Double glazed window to rear, the kitchen comprises a range of matching eye and base level units with complementary worktop over and tiled surround, inset corner stainless steel sink with adjacent drainers and mixer tap over, four ring gas hob with extractor over, mid-height electric oven with built in microwave above, integrated under the counter fridge, dishwasher and washing machine.

Conservatory

10'3" x 8'7" (3.12 x 2.62)
Double glazed conservatory with windows looking out to the garden to side and rear, double doors opening to the garden, courtesy door to the garage and an updated glass roof.

Landing

Double glazed window to side, storage cupboard with radiator, loft access and doors to;

Bedroom One

10'10" x 9'4" (3.30 x 2.84)
Double glazed window to rear, built-in wardrobes and radiator.

Bedroom Two

10'3" x 9'4" (3.12 x 2.84)
Double glazed window to front, built-in wardrobes and radiator.

Bedroom Three

8'4" x 6'5" (2.54 x 1.96)
Double glazed window to front, radiator and above stair storage cupboard/wardrobe.

Shower Room

6'4" x 6'3" (1.93 x 1.91)
Obscure double glazed window to rear, suite comprising low level WC, hand wash basin with taps over and tiled surround, updated large walk-in shower with mains shower over and glass shower screen, towel radiator and extractor.

Garden

A generous size and enclosed by fencing, the rear garden comprises of a generous paved entertaining area, mostly laid to artificial lawn with a flower boarder, second paved area to the rear corner and an added summer house with windows and power.

Garage & Driveway

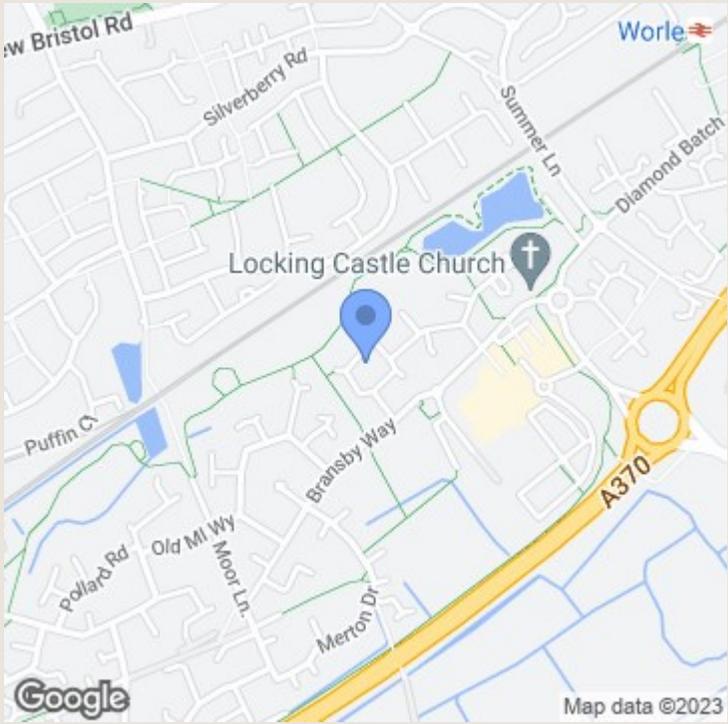
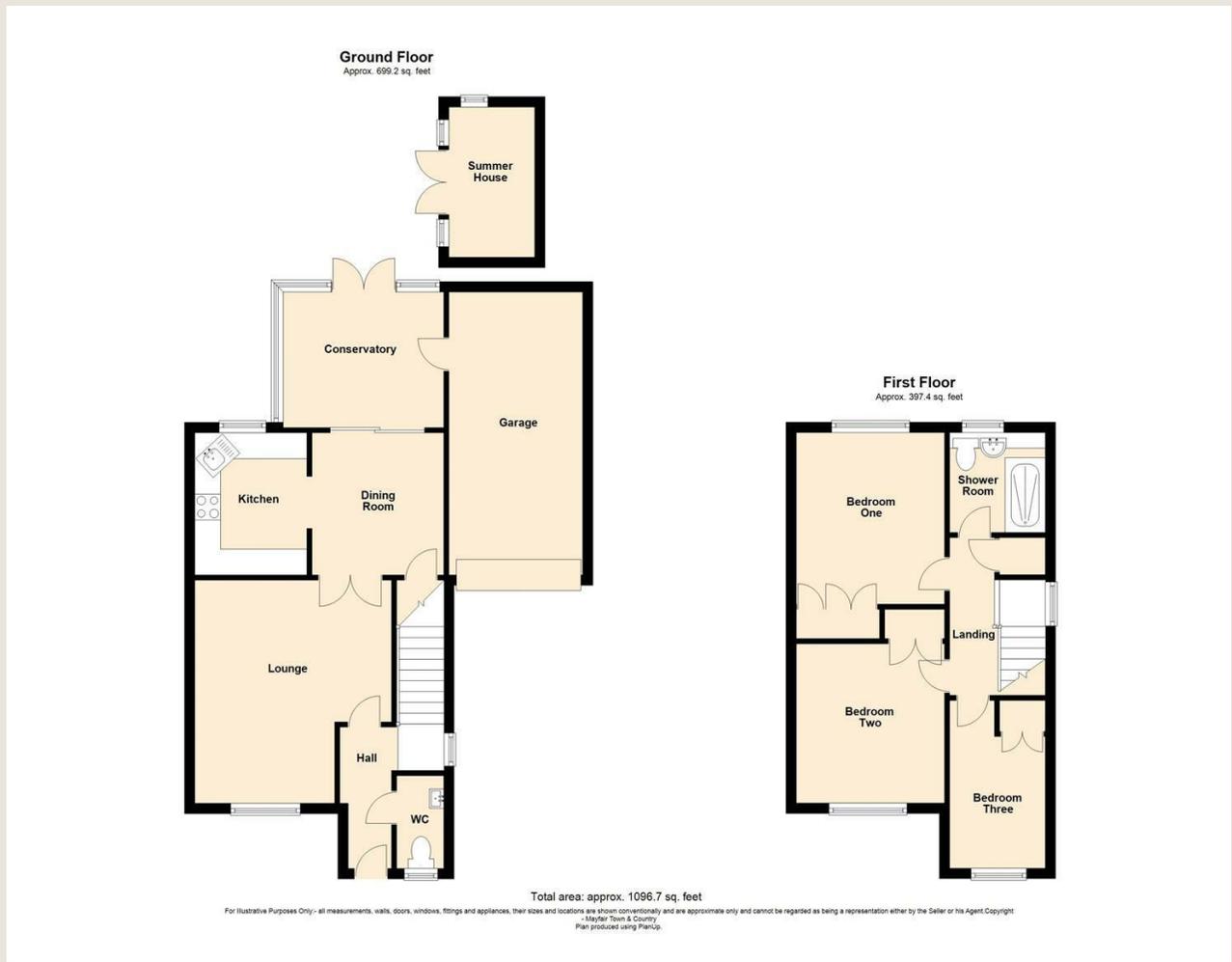
17'11" x 8'6" (5.46 x 2.59)
The garage has an up and over door to the front, power, lighting, roof storage area and a courtesy door to the conservatory. Situated to the front of the garage is the driveway creating off street parking.

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

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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: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

