



5 WOODHURST ROAD

Weston-Super-Mare, BS23 3JR

Price £312,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL FAMILY HOME * Situated in a popular position resides this well presented semi-detached home. Located in a cul-de-sac location within easy reach of local shops, Ashcombe Primary School and other amenities. The downstairs comprises in brief hallway, lounge, kitchen, dining room, utility room and rear porch to the garden. Upstairs enjoys three good size bedrooms and refitted family bathroom. Outside boasts a generous South/West facing garden, garage and generous front garden that could be adapted to create ample off street parking if required. This wonderful property also benefits an updated gas central heating combination boiler. We highly recommend a viewing at your earliest opportunity.

Situation

2.80 miles – Junction 21, M5
 0.75 miles – Tesco Supermarket
 0.15 miles – Local Convenience Shop
 0.17 miles – Ashcombe Primary School
 0.25 miles – Nuffield Heath Fitness & Wellbeing Gym
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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 entrance hall, stairs rising to the first floor landing with under stair storage, radiator, telephone point and doors to;

Lounge

12'3" × 11'10" (3.73 × 3.61)

uPVC double glazed bay window to front, electric fireplace with surround, radiator and television point.

Kitchen

11'8" × 9'11" (3.56 × 3.02)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, space and plumbing for cooker, fridge and freezer, downlights and tiled flooring.

Dining Room

8'3" × 8'0" (2.51 × 2.44)

uPVC double glazed window to side, radiator and door to;

Utility room

8'0" × 6'11" (2.44 × 1.85)

Dual aspect uPVC double glazed windows to both sides, the utility room is fitted with a range of matching eye and base level units with worktop space over, space and plumbing for washing machine and tumble dryer, door to;

Rear Porch

0'0" × 0'0" (0.00 × 0.00)

uPVC double glazed rear porch with uPVC door opening to the garden.

Landing

uPVC double glazed window to side, loft access and doors to;

Bedroom One

11'10" × 10'4" (3.61 × 3.15)

uPVC double glazed window to front, ample space for bedroom furniture and radiator.

Bedroom Two

11'8" × 9'4" (3.56 × 2.84)

uPVC double glazed window to rear, radiator, sliding door built in wardrobes and airing cupboard housing updated gas central heating combination boiler and storage.

Bedroom Three

8'0" × 7'11" (2.44 × 2.41)

uPVC double glazed window to front and radiator.

Bathroom

uPVC double glazed window to side, the refitted suite comprises low level WC and hand wash basin set into storage vanity unit, panelled 'L' shape bath with mains rainfall shower over with separate shower attachment and taps over, towel radiator, tiled flooring and walls, downlights and extractor.

Rear Garden

A sunny south/west facing aspect, the rear garden is a generous size and comprises a raised paved area with side gate access, a large area artificial lawn, additional paved entertaining area and raised decked area, outside power sockets and courtesy door access to the garage.

Garage

Up and over door to the front, power, lighting and courtesy door to the garden.

Front Garden

A generous lawn area, enclosed by a small wall and fencing with a gate opening to the front door. The front garden could be converted into a generous driveway creating ample off street parking.



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

