



157 THE CORNFIELDS

Weston-Super-Mare, BS22 9DZ

Price £310,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXTENDED WITH LARGE DRIVEWAY * This well presented three bedroom house resides within the ever sought after Wick St. Lawrence area with great links to the A370 and local amenities. Comprising in brief, entrance hall, kitchen, spacious lounge, separate dining room with a rear extension, three good size bedrooms with en-suite to master and family bathroom. To the rear is the south facing garden and to the front is the driveway with space for multiple vehicles. The garage/store has a stud wall to the front that could be removed to reinstate the front access if required, there is also an internal door from the hallway. We highly recommend an internal viewing to appreciate that space this property has to offer.

Situation

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The local area

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(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

uPVC composite front door opening into entrance hall with doors to;

Kitchen

11'4" × 6'6" (3.45 × 1.98)

uPVC double glazed window to front, the kitchen is fitted with a range of matching base and eye level units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and fridge/freezer and wall mounted gas central heating boiler.

Lounge

18'0" × 14'0" max measurement (5.49 × 4.27 (5.48 × 4.26) max measurement)

uPVC double glazed doors to the rear opening to the garden, stairs rising to the first floor landing, television and telephone points, two radiators and archway to;

Dining Room

11'2" × 8'10" (3.40 × 2.69)

Dual aspect with uPVC double glazed window to rear and double glazed doors opening out to the garden, radiator.

Landing

Loft access and doors to;

Bedroom One

10'11" × 9'10" (3.33 × 3.00 (3.32 × 2.99))

uPVC double glazed window to front, built-in wardrobes, radiator and door to;

En-Suite

6'7" × 5'9" (2.01 × 1.75)

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and shower cubicle, towel radiator and extractor.

Bedroom Two

10'11" × 8'9" (3.33 × 2.67 (3.32 × 2.66))

uPVC double glazed window to rear and radiator.

Bedroom Three

9'0" × 8'0" (2.74 × 2.44)

uPVC double glazed window to rear and radiator.

Bathroom

7'8" × 5'9" (2.34 × 1.75)

Obscure uPVC double glazed window to side, suite comprising low level WC, hand wash basin with taps over and panelled bath with taps and shower attachment over, radiator, extractor and airing cupboard housing hot water tank and storage.

Rear Garden

Stepping from the rear of the property onto a paved entertaining area, partially laid to lawn with a shed to the rear and side gated access. The garden benefits from a sunny south/westerly facing aspect.

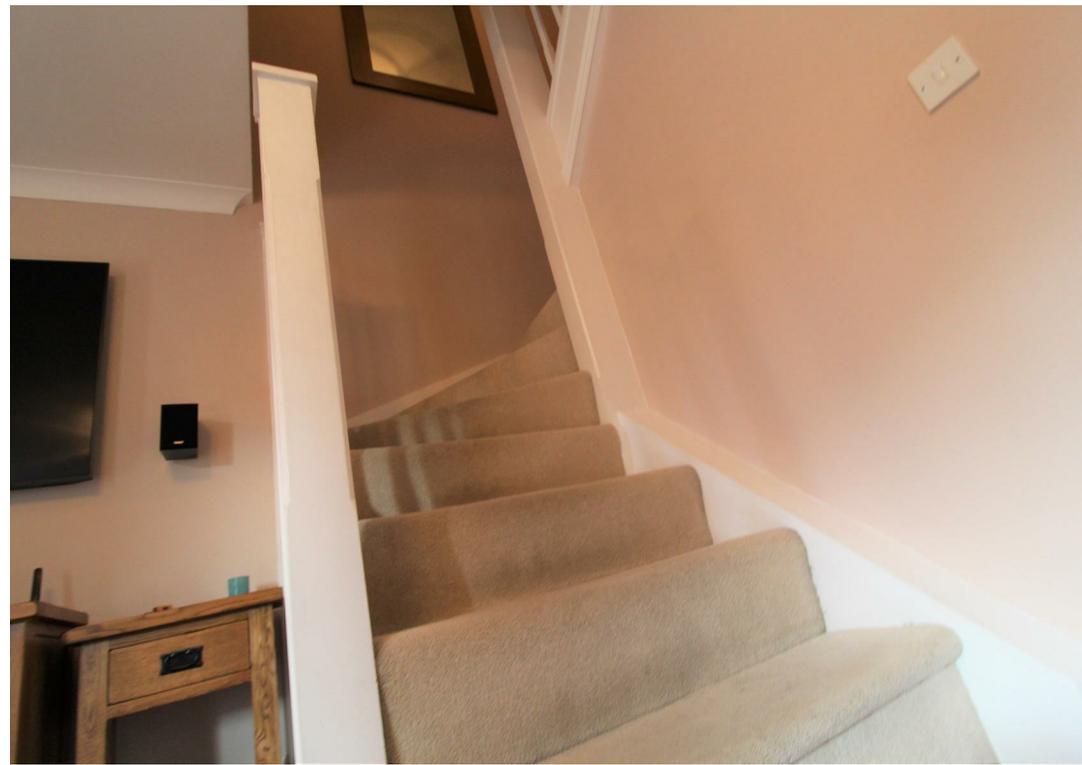
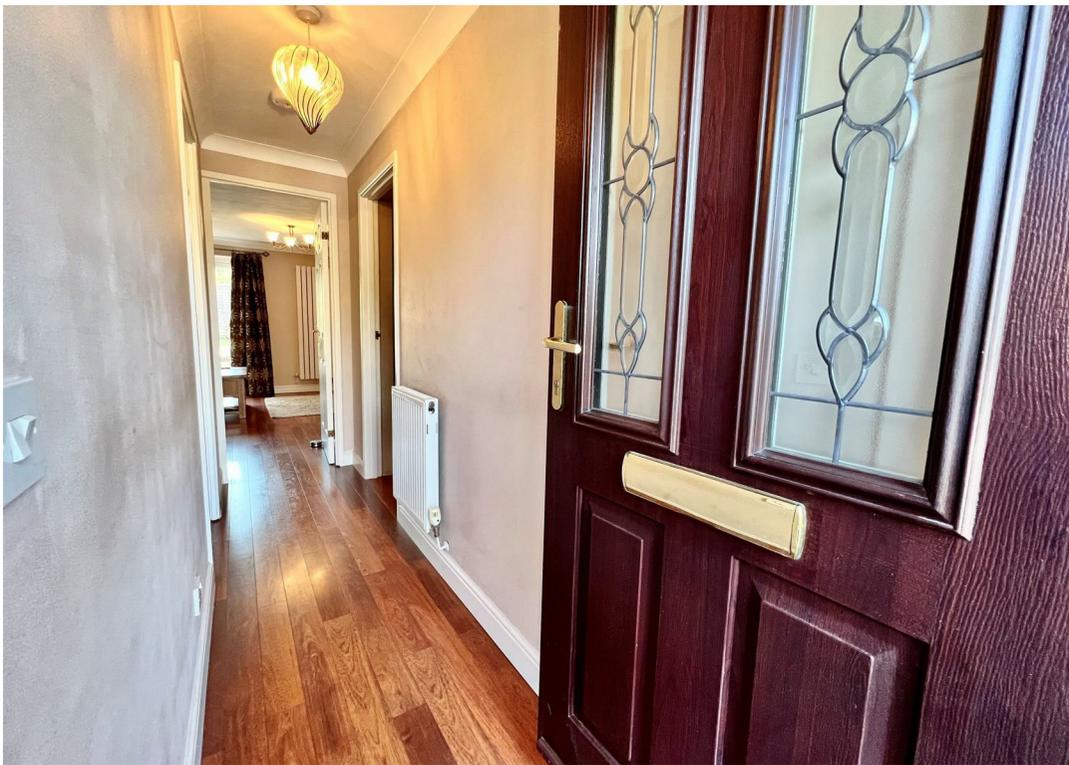
Garage/Store & Driveway

15'6" × 7'8" measures to wall (4.72 × 2.34 measures to wall)

The garage/store has a courtesy door from the hallway, power, lighting and to the front is a stud wall that was erected by the previous owners. The original garage door remains, if the wall was removed the front access to could be restored if desired or fully converted into a additional reception room (subject to building regulations). Situated to the front is a large driveway with space for multiple vehicles.

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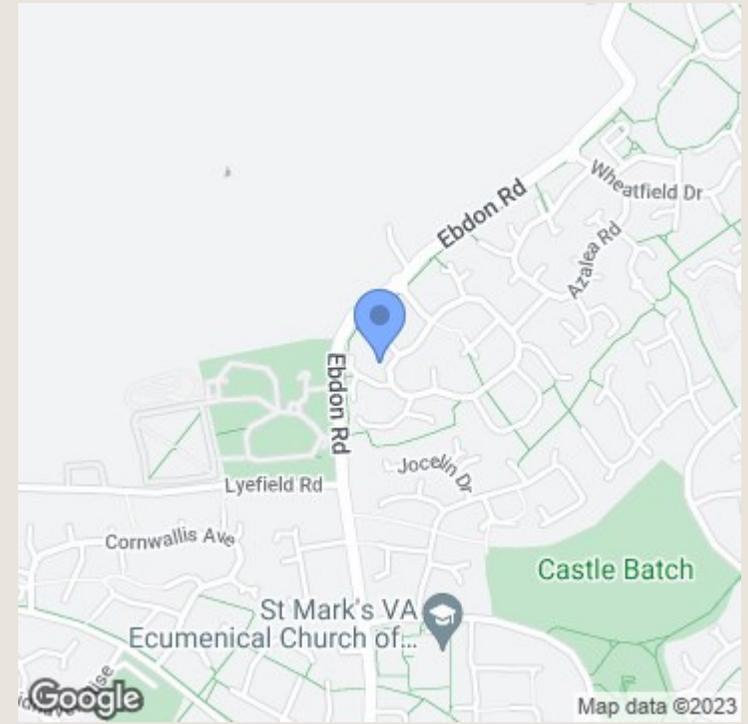








Total area: approx. 1070.9 sq. feet
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

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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)

