



**1 CHEROKEE ROAD**

Weston-super-Mare, BS24 8FW

**Price £312,500**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* VENDOR FOUND A PROPERTY TO BUY WITH NO CHAIN! \* Positioned in the ever sought after Haywood Village development resides this well presented detached family home. A popular front to back design, 'The Clayton Corner' offers fantastic space throughout for a growing family. Comprising in brief, entrance hall, lounge with patio doors to the garden, fitted kitchen/diner with separate utility room and downstairs cloakroom. Upstairs there are three good size bedrooms with en-suite to master and family bathroom. Externally the property enjoys a good size and Westerly facing garden and parking for two vehicles. We highly recommend a viewing at your earliest convenience.

## Situation

0.2 miles – Local CO-OP shop  
 2.9 miles – Junction 21 of the M5  
 0.3 miles – Haywood Academy School  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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

## Hall

Composite front door opening into the hall, stairs rising to the first floor landing, laminate flooring, radiator, thermostat controls and doors to;

## Lounge

16'06" × 10'04" (5.03m × 3.15m)

Dual aspect with double glazed window to front and patio doors with fitted blinds to the side that opens out to the garden, two radiators and television point.

## Kitchen/Dining Room

18'06" × 9'06" (5.64m × 2.90m)

Dual aspect double glazed windows to front and side aspects with fitted blinds, the kitchen comprises a range of matching eye and base level units with complementary worktop over, inset one and half sink with adjacent drainer and mixer tap over, inset double 'Electrolux' oven with four ring gas hob and extractor over, integrated fridge/freezer. Ample space for dining table and chairs, laminate flooring, radiator, storage cupboard that is perfect for shoes and coats, radiator and door to;

## Utility Room

6'04" × 5'03" (1.93m × 1.60m)

Double glazed rear door creating side access to the garden and gated access to the front of the property. Base and eye level units that match those of the kitchen with worktop space over, space and plumbing for washing machine, wall mounted and concealed gas central heating 'Ideal' boiler, laminate flooring and door to;

## Downstairs Cloakroom

4'07" × 3'3" (1.40m × 0.99m)

White suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, radiator, extractor and laminate flooring.

## Landing

Double glazed window to rear, above stair storage cupboard, loft access, radiator and doors to;

## Bedroom One

18'06" × 11'00" narrowing to 6'02" in the dressing (5.64m × 3.35m narrowing to 1.88m in the dressing a)

Dual aspect double glazed windows to front and side with fitted blinds, dressing area with freestanding wardrobes, two radiators and door to;

## En-suite

7'2" × 3'10" (2.18m × 1.17m)

Obscure double glazed window to front, white suite comprising low level WC, hand wash basin with tap over and tiled surround, double shower cubicle with mains rainfall shower over with separate handheld attachment, radiator and extractor.

## Bedroom Two

10'08" × 8'04" (3.25m × 2.54m )

Dual aspect double glazed windows to front and side with fitted blinds and radiator.

## Bedroom Three

9'02" × 7'05" (2.79m × 2.26m)

Double glazed windows to side with fitted blinds and radiator.

## Bathroom

7'02" × 6'01" (2.18m × 1.85m)

Obscure double glazed window to the front, white suite comprising low level WC, hand wash basin with tap over and tiled surround, panelled bath with taps over, towel radiator and extractor.

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## **Garden**

A sunny Westerly facing aspect, the garden is a good size that is mostly laid to lawn with a paved entertaining area and storage shed, the property enjoys the versatility of two secure side gate access points, outside tap and lights.

## **Driveway**

Situated behind the garden, to the side of the property is the driveway creating off street parking for two vehicles.





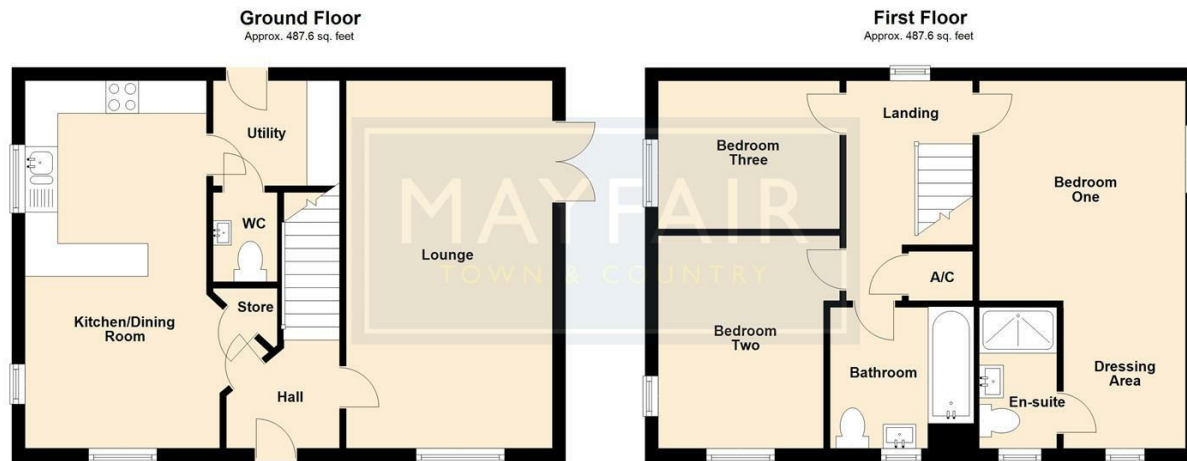












Total area: approx. 975.2 sq. feet

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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)

