



## 2 MORGAN CLOSE

Weston-Super-Mare, BS22 6DP

Price £235,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IDEAL FIRST TIME BUY/BUY TO LET \* This well presented Meadowmead Homes built home is ideally positioned with fantastic commuter links to the M5 corridor and Worle train station. Comprising in brief, downstairs cloakroom, lounge, kitchen/diner, two bedrooms with en-suite shower to the master and bathroom. Externally a good size and sunny rear garden with access to the garage and parking.

## Situation

0.64 miles – Junction 21, M5  
 0.36 miles – Worle Parkway Train Station  
 0.33 miles – St. Anne's Primary School  
 0.80 miles – Priory Secondary School  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>89</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>76</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

# PROPERTY DESCRIPTION

## Entrance Hall

Front door opening into the entrance hall, consumer unit, coved ceilings, radiator and doors to;

## Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator.

## Living Room

14'7" × 10'2" (4.45 × 3.10)

uPVC double glazed window to front, under stair storage cupboard, thermostat controls, coved ceiling, radiator and door to;

## Kitchen/Diner

14'0" × 8'9" (4.27 × 2.67 (4.26 × 2.66))

uPVC double glazed window to rear, the kitchen has been refitted and comprises a range of matching eye and base level units with complementary worktop over and partial tiled surround, inset one and half sink with adjacent drainer and mixer tap over, inset mid-height fan assisted oven, four ring electric hob with extractor over and splash back surround, space and plumbing for washing machine, fridge and freezer, radiator, uPVC double glazed doors opening to the garden and finished to tiled flooring with coved ceiling and stairs rising to;

## Landing

Loft hatch access and door to;

## Bedroom One

13'4" × 10'8" max measurement (4.06 × 3.25 max measurement)

uPVC double glazed window to rear, built in five door fronted wardrobes, airing cupboard housing gas central heating combination boiler and storage, television point, radiator and archway to;

## En-suite

Obscure uPVC double glazed window to rear, suite comprising hand wash basin with taps over and tiled surround, shower cubicle with electric shower over and tiled surround, extractor and radiator.

## Bedroom Two

10'1" × 7'5" (3.07 × 2.26)

uPVC double glazed window to front, telephone point and radiator.

## Bathroom

6'8" × 6'2" (2.03 × 1.88)

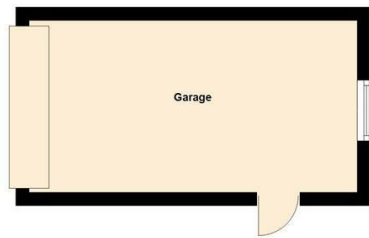
Obscure UPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps over and tiled surround, extractor and radiator.

## Garden

Fully enclosed rear garden with brick wall to one side and concrete post fence to the other, paved area, partially laid to lawn with paved walkway leading to a decorative stone area with a courtesy door to the garage.

## Garage and Parking

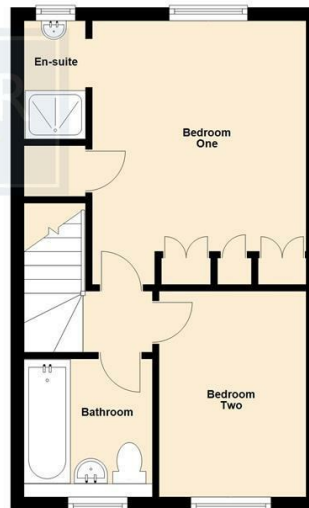
The garage is situated behind the property with a courtesy door creating rear access to the garden, power and lighting, window to rear, up and over door to front with allocated an allocated parking space in front.



Ground Floor



First Floor



Total area: approx. 794.5 sq. feet

For Illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb. Plan produced using PlanTap.



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

**01934 515153**

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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)

