



6 LEEDHAM ROAD

Weston-Super-Mare, BS24 7LP

Price £269,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL FIRST TIME BUY! * Positioned in an established area of the immensely desirable Locking Parklands development resides this popular design two bedroom house. Benefitting parking space for THREE vehicles which is very rare for areas such as this. A light and airy house with an abundance of windows, the home comprises in brief, entrance hall with downstairs WC, modern fitted kitchen, spacious living room, landing with access to the partially boarded loft, two impressive size bedrooms and bathroom. Externally enjoying a good size rear garden with access to the driveway allowing the off street parking for three vehicles. We highly recommend a viewing at your earliest convenience to avoid disappointment.

Situation

0.6 miles – Parklands Primary School

1.1 miles – Asda Convenience Store

3.7 miles – Junction 21 of the M5

All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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

Entrance Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing, radiator and doors to;

Downstairs WC

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

Kitchen

10'1" x 7'4" (3.07m x 2.24m)

uPVC double glazed window to front, modern fitted kitchen comprising a range of matching eye and base level units with worktop space over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, electric fan assisted oven with four ring gas hob and extractor, space and plumbing for fridge/freezer, washing machine and dishwasher.

Living Room

15'11" x 15'2" (4.85m x 4.62m)

Dual aspect uPVC double glazed windows to rear and side, under-stair storage cupboard, two radiators, television point, ample space for dining table and chairs, uPVC double glazed doors opening to the garden.

Landing

uPVC double glazed window to side, access to loft which is insulated, partially boarded with a pull down ladder, radiator and doors to;

Bedroom One

15'2" x 9'11" max (4.62m x 3.02m max)

Dual aspect uPVC double glazed windows to front and side, above stair airing cupboard and wardrobe, radiator.

Bedroom Two

15'2" x 9'0" (4.62m x 2.74m)

Two uPVC double glazed windows to rear and radiator.

Bathroom

7'0" x 6'11" (2.13m x 2.11m)

White suite comprising low level WC, hand wash with taps over and tiled surround, panelled bath with shower over and tiled surround, towel radiator, shaver point and extractor.

Garden

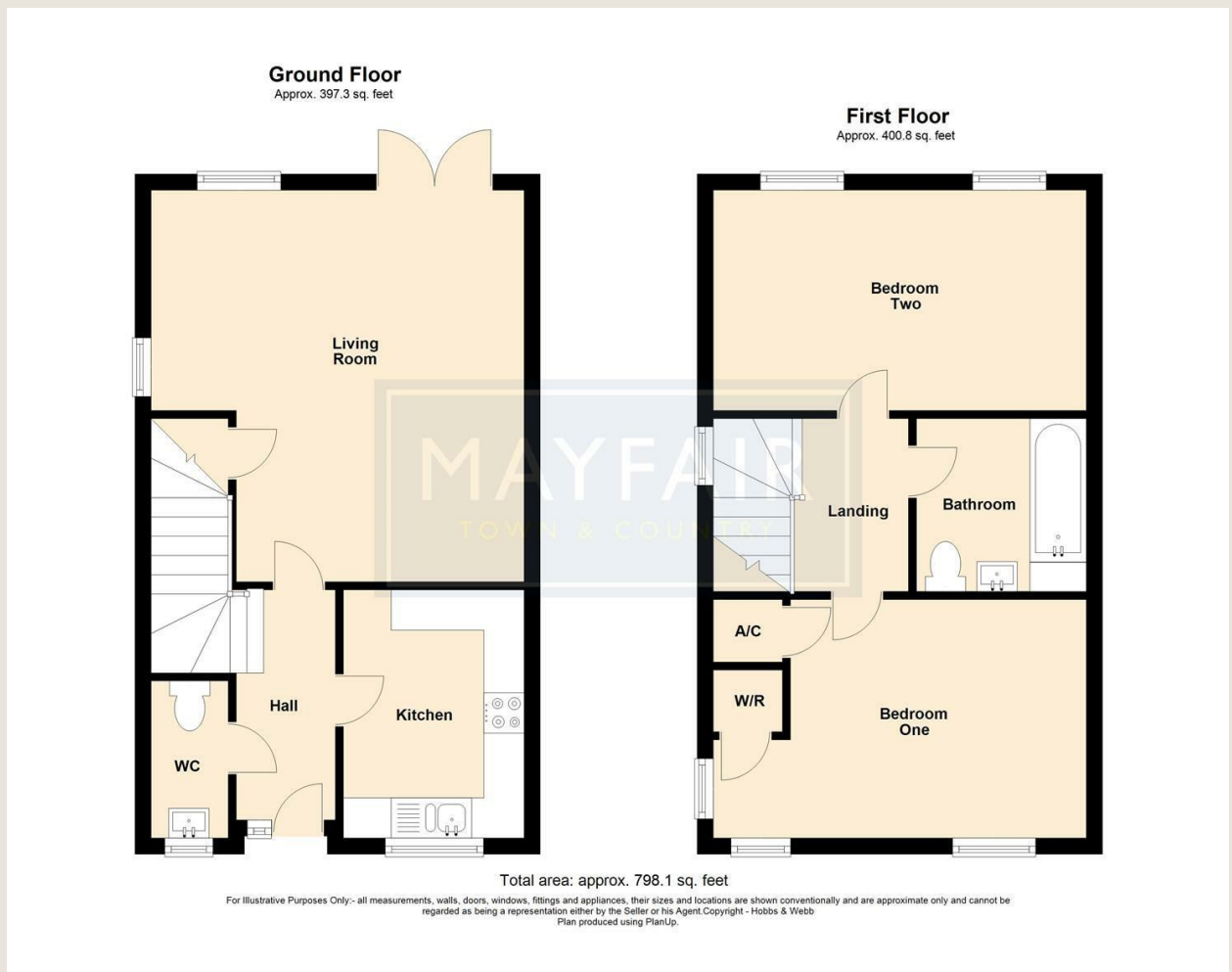
Enclosed by brick walls and fencing, the rear garden is partially laid to lawn with surrounding paved areas for entertaining, shed, outside tap and gated side access to the driveway.

Off Street Parking

Situated immediately to the side of the property is off street parking space for three vehicles.

Agent Note

We have been advised this property is FREEHOLD with an area upkeep charge of roughly £230 per annum.



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

01934 515153

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)

