



85 BLACKBURN WAY
Weston-Super-Mare, BS24 7GT

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DETACHED FAMILY HOME * A beautifully presented three bedroom detached family home situated in the desirable Bloor Homes built area of West Wick. The property is perfectly located to take advantage of excellent schools, supermarket and transport links. Internally the accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, landing, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. Outside the rear garden is of good size and is laid to low maintenance. To the rear is a garage and driveway allowing parking for at least two vehicles.

Situation

0.55 miles – Junction 21, M5
 0.26 miles – Worle Train Station
 0.65 miles – Priory Secondary School
 0.22 miles – St. Anne's Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	78	
(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

Front Garden & Entrance

Low maintenance front and side garden laid to slate chippings, paved walkway leading to the front door and garden side gate, covered porch, outside light, entrance door enters into;

Entrance Hall

Stairs to first floor landing with under stair storage, thermostat control, telephone point, radiator, wood effect laminate flooring and doors to;

Cloakroom

Modern white suite comprising low level WC and wall mounted wash hand basin with mixer tap over and tiled surround, extractor fan, wood effect laminate flooring and radiator.

Lounge

15'1" x 10'7" (4.60 x 3.23 (4.59 x 3.22))

Dual aspect uPVC double glazed windows to front and side, television point, two radiators and wood effect laminate flooring.

Kitchen/Diner

15'1" x 9'0" (4.60 x 2.74)

uPVC double glazed window to front, fitted with a range of white gloss wall and base units with square edge work surfaces over and 'metro' style tiled surround, inset one and a half sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and mosaic style splash back and extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted and concealed combination gas boiler, downlights, ample space for dining table and chairs, radiator, wood effect flooring. uPVC double glazed doors opening to garden.

Landing

Access to loft space, storage cupboard and doors to;

Bedroom One

9'0" x 9'0" (2.74 x 2.74)

uPVC double glazed window to side, fitted double wardrobe with sliding mirror doors, television point, radiator and door to;

En-suite

Obscure uPVC double glazed window to front, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous shower cubicle with shower over and tiled surround, shaver point, towel radiator, extractor fan and downlights.

Bedroom Two

10'7" x 8'2" (3.23 x 2.49)

uPVC double glazed window to front and radiator.

Bedroom Three

10'7" x 6'9" (3.23 x 2.06)

uPVC double glazed window to side and radiator.

Family Bathroom

Obscure uPVC double glazed window to front, modern white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with shower mixer tap and shower over, shaver point, extractor fan, downlights and towel radiator.

Garden

The garden is fully enclosed by panelled fencing, mostly laid to artificial lawn with a raised planter boarder to the rear and side, stepping from the kitchen onto a paved entertaining area with paved walkway to a raised and private paved area to the rear of the garage which is ideal for garden furniture or a possible hot tub, outside light, water tap, two gated access points to the front of the property and the garage/driveway.

Garage & Driveway

16'9" x 8'6" (5.11m x 2.59m)

The garage has an up-and-over door, power and light. Driveway in front of garage providing off street parking for at least two vehicles.

Agent Note

Please be advised this property is FREEHOLD. When 'Bloor Homes' finished this development they set up a management company to ensure the area is well maintained, there is a maintenance charge for the upkeep of the area (including two parks and grass areas) of roughly £225 per annum.











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)

