



19 WALFORD AVENUE

Weston-Super-Mare, BS22 7YZ

Price £380,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* PRICED TO SELL * Our vendors are motivated to move, due to a work relocation out of the area. Lovingly maintained this four bedroom detached house is the ideal family home and boasts fantastic access to transport links and popular schools. Well presented throughout with refitted carpets, the property enjoys generous living accommodation including hallway, lounge, separate dining room, conservatory, modern kitchen, downstairs cloakroom, utility room, landing with storage and partially boarded loft space, four bedrooms with en-suite to master and family bathroom. Outside the property has lovely rear garden with a generous size and re-pointed patio area, garage/store and parking for multiple vehicles. There is extension potential over the garage to create an additional bedroom (subject to planning permission). Positioned only a stone's throw from Priory Secondary School and Castle Batch Primary School, along with ideal commuter links that include the M5 and Worle train station. We highly recommend a viewing to appreciate what this property has to offer.

Situation

- 0.12 miles – Bus Stop
 - 2.29 miles – Sand Bay Beach
 - 0.82 miles – Worle Train Station
 - 0.98 miles – Junction 21 of the M5
 - 0.56 miles – Sainsburys Supermarket
 - 0.37 miles – Priory Secondary School
 - 0.24 miles – Castle Batch Primary School
- All distances are approximate and sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(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

Hallway

uPVC obscured double glazed entrance door into the hallway, stairs rising to first floor landing, radiator, laminate flooring and doors to;

Living Room

15'3" × 14'1" (4.65 × 4.29)

uPVC double glazed bay window to front, gas inset fire place with granite hearth and feature surround, two radiators, television and telephone points and archway to;

Dining Room

13'5" × 8'2" (4.09 × 2.49)

Modern fitted radiator, door to the kitchen and sliding doors to;

Conservatory

12'9" × 12'5" (3.89 × 3.78)

Brick built walls with uPVC double glazed units above, radiator, laminate flooring and uPVC double glazed door leading to the rear garden.

Kitchen

14'5" × 6'10" (4.39 × 2.08)

Two uPVC double glazed windows to rear, the kitchen is fitted with a range of matching modern eye and base level units with wood effect rolling edge work surface and tiled surround, electric oven with four ring hob and extractor over, inset stainless steel sink with adjacent drainer and mixer tap over, integrated fridge and dishwasher, radiator, laminate flooring, under-stair storage, door to the hallway and door to;

Inner Hall

Doors to the cloakroom and the utility room/garage.

Cloakroom

uPVC obscured double glazed window to side, white low level WC pedestal wash basin, radiator and laminate flooring.

Utility room

8'1" × 8'2" (2.46 × 2.49)

Space and plumbing for washing machine, space for tumble dryer and space for fridge/freezer. Wall mounted 'Worcester' combi boiler which services hot water and heating for the property and door to the garage/store.

Garage/Store

Up and over door to the front with power and lighting. An ideal storage room/gym/potential office.

Landing

Over stairs storage cupboard, access to the loft which is insulated, partially boarded with a loft ladder and light, doors to;

Bedroom One

12'4" × 10'7" (3.76 × 3.23)

Upvc double glazed window to front, radiator, built in double wardrobe and door to en-suite.

En-suite

uPVC obscured double window to side, fully tiled walls, corner shower cubicle with shower attachment, white low level WC wash hand basin with mixer tap over and cupboard below, shaver point, extractor fan, heated towel rail and laminate flooring.

Bedroom Two

10'6" × 8'6" (3.20 × 2.59)

uPVC double glazed window to rear and radiator.

Bedroom Three

9'2" × 8'9" (2.79 × 2.67)

uPVC double glazed window to rear and radiator.

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Bedroom Four

8'6" × 6'11" (2.59 × 2.11)

uPVC double glazed window to front and radiator.

Bathroom

6'11" × 6'7" (2.11 × 2.01)

Obscure uPVC double glazed window to side, three piece white suite comprising low level WC, hand wash basin with taps over and panelled bath with taps and shower attachment over, radiator, extractor and tiled walls.

Rear Garden

The rear garden is fully enclosed via fencing to each side, a block paved patio area which has recently been repointed with storage shed leading on to lawn area with mature trees, shrubs and flower borders.

Driveway & Front Garden

The front garden is laid to lawn with double width tarmac driveway allowing parking for two vehicles and side access leading to rear garden.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker.

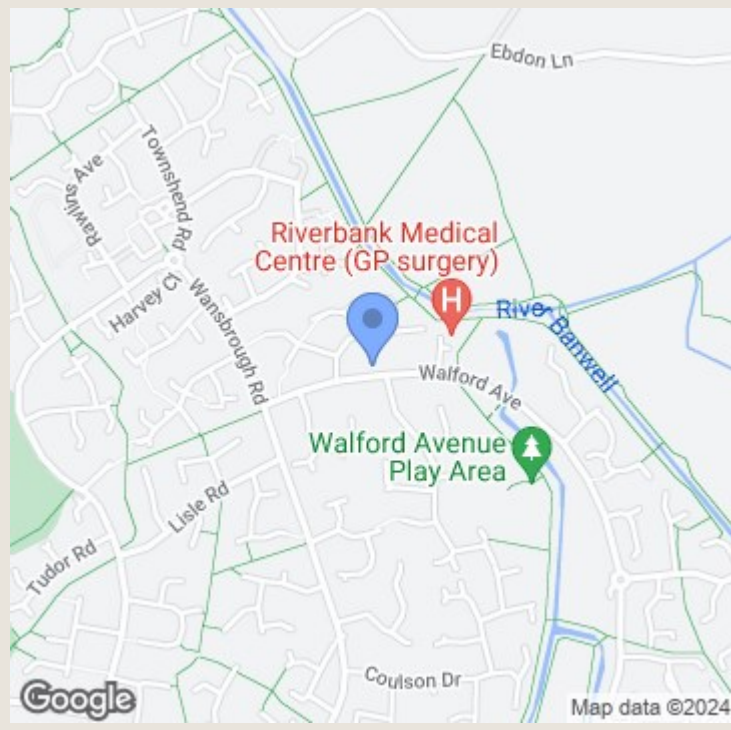
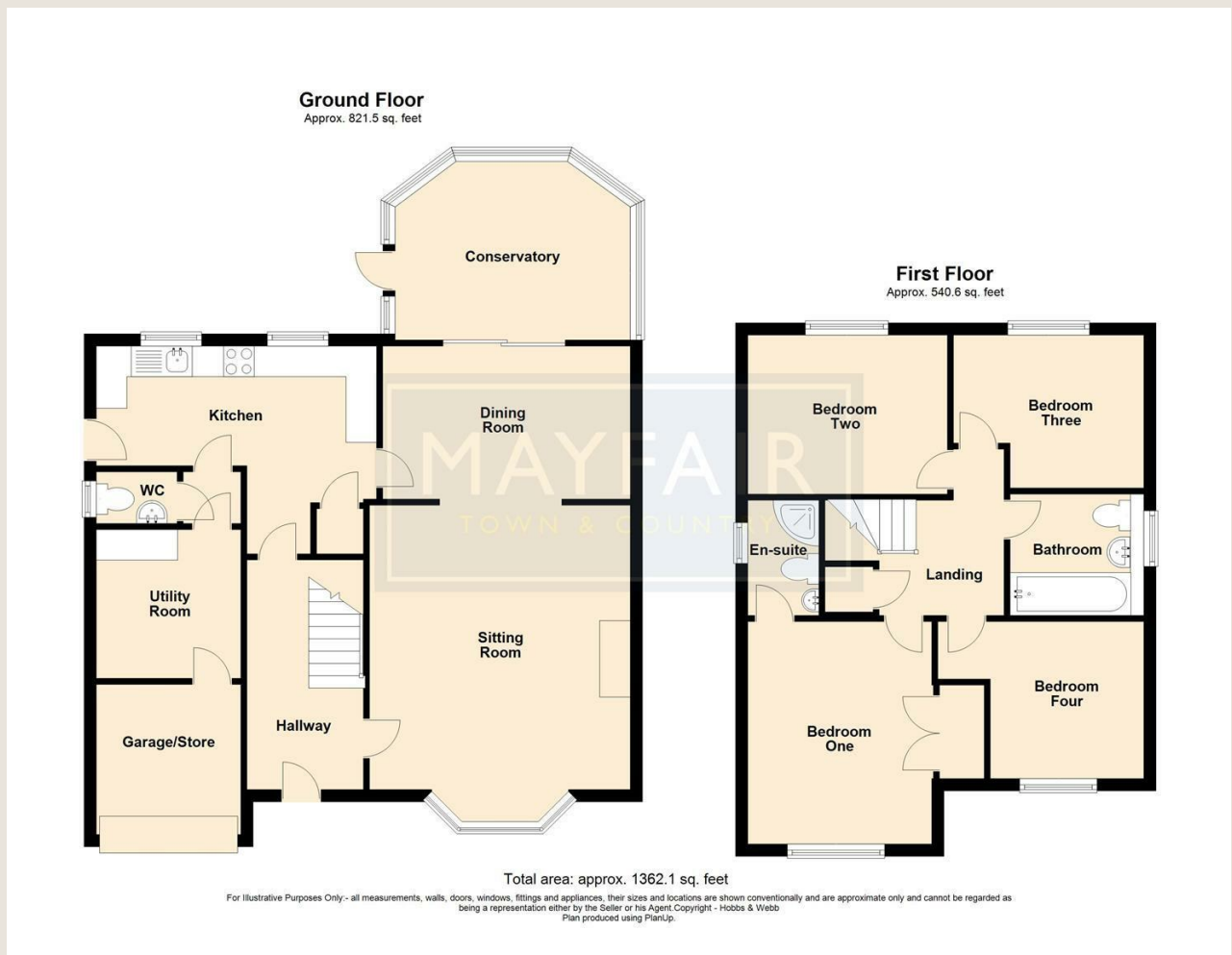
Mobile Signal- 5G. No known restrictions, we recommend visiting the Ofcom checker.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area,









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)

