



17 GARLAND AVENUE

Weston-Super-Mare, BS24 7JQ

Price £249,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* TWO DOUBLE BEDROOMS & TWO PARKING SPACES * Situated in the ever desirable Locking Parklands development with newly built primary and soon to be secondary school resides this ideal two bedroom home. Positioned in a quiet cul-de-sac central greenery area and easy access to transport links and amenities. This well presented house comprises in brief, entrance hall with downstairs cloakroom, kitchen with built-in dishwasher and fridge/freezer, spacious living room, two double bedrooms with built-in storage to the master and bathroom. Externally enjoying a good size and low maintenance rear garden and two allocated parking spaces.

Situation

3.8 miles – Weston Seafront

1.6 miles – Junction 21, M5 Motorway

2.3 miles – Worle Parkway Train Station

Distances are approximate & 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	84	85
(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

Hallway

10'2" x 4'4" (3.10m x 1.32m)

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

Downstairs Cloakroom

6'4" x 2'10" (1.93m x 0.86m)

Suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, extractor fan and radiator.

Kitchen

10'2" x 7'3" (3.10m x 2.21m)

uPVC double glazed window to front, the modern kitchen comprises a range of eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset electric double oven with four ring gas hob and extractor over, built-in fridge/freezer and dishwasher, space and plumbing for washing machine, radiator and downlights.

Living Room

15'10" x 15'2" (4.83m x 4.62m)

uPVC double glazed window and double doors opening to the garden, television point, two radiators, wall mounted thermostat, ample space for dining table and chairs, under-stair storage cupboard housing the consumer unit, solar panel meter reading and storage,

Landing

Loft hatch to insulated and partially boarded loft space, doors to;

Bedroom One

13'2" x 10'0" up to wardrobes (4.01m x 3.05m up to wardrobes)

Two uPVC double glazed full length windows to front, built in sliding door and mirror fronted wardrobes, radiator, inset ceiling speakers (not currently connected) and above stair storage cupboard housing the 'Ideal' gas central heating combination boiler.

Bedroom Two

15'01" x 8'11" (4.60m x 2.72m)

Two uPVC double glazed windows to rear and radiator.

Bathroom

7'10" x 6'10" (2.39m x 2.08m)

Modern fitted suite comprising low level WC, hand wash basin with mixer tap over and panelled bath with mixer tap and shower attachment over, glass shower screen and tiled surround, towel radiator, tiled flooring, downlights and extractor.

Rear Garden

Fully enclosed by fencing with rear gated access to the rear parking space, a low maintenance garden with generous paved areas ideal for entertaining and a central artificial lawn area.

Allocated Parking

There are two allocated parking spaces, one located outside the front of the property and the other to the side of the property with easy gated access to the garden.

Area Charge Information

We have been advised this property is FREEHOLD with an area maintenance charge of roughly £70 per quarter which is for the upkeep of the area.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

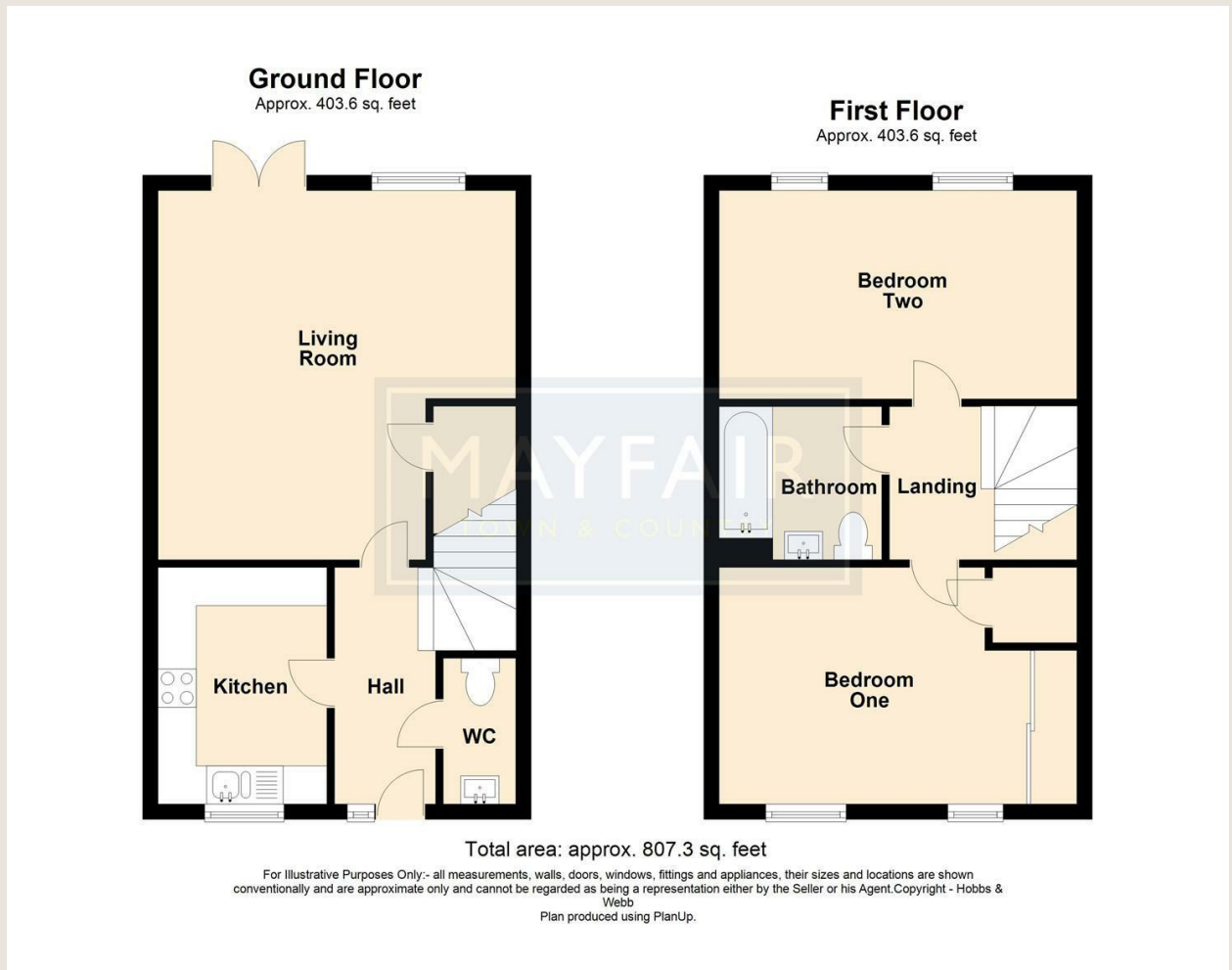
Water and Sewerage- Bristol and Wessex Water

Solar Panels- Please be advised there are solar panels on this property are freehold and owned by the property.

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



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)

