



7 WAKEHURST GARDENS

Weston-Super-Mare, BS24 7JE

Price £229,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* GARAGE & PARKING * Calling all first time buyers and buy to let investors to this ideal two bedroom house with easy access to transport links, schools and amenities. Comprising in brief, entrance hall with downstairs cloakroom, lounge, kitchen/dining room, two bedrooms with en-suite to master and bathroom. Externally benefitting a good size and newly landscaped south/westerly facing garden, garage and off street parking.

Situation

1.70 miles – Junction 21, M5
 0.65 miles – Worle Secondary School
 0.79 miles – Heron Moor Primary School
 0.38 miles – Flowerdown Retail Park
 All distances are approximate and sourced from Google Maps

Local Authority

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



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| | 94 |
| 79 | |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (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 Hall

uPVC double glazed front door opening into the hallway, radiator, laminate flooring and doors to;

Downstairs Cloakroom

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

Lounge

13'11" x 13'7" max measurements (4.24m x 4.14m max measurements)
uPVC double glazed bay window to front, stairs rising to the first floor, television and telephone points, thermostat controls, radiator, laminate flooring and door to;

Kitchen/Dining Room

13'7" x 9'1" (4.14m x 2.77m)
uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, wall mounted and concealed boiler, space for table and chairs, radiator and double glazed patio doors opening to the garden.

Landing

Loft access and doors to;

Bedroom One

12'5" x 10'0" (3.78m x 3.05m)
uPVC double glazed window to front, above stair airing cupboard housing the hot water tank and storage, radiator and archway to;

En-suite

Obscure uPVC double glazed window to front, white suite comprising hand

wash basin with taps over and tiled surround, shower cubicle with shower over and tiled surround, radiator, extractor and tiled flooring.

Bedroom Two

10'10" x 7'01" max measurements (3.30m x 2.16m max measurements)
uPVC double glazed window to rear and radiator.

Bathroom

6'5" x 6'1" (1.96m x 1.85m)
Obscure uPVC double glazed window to rear, white 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.

Rear Garden

Enjoying a south/westerly facing aspect, the rear garden benefits being low maintained as it is partially laid to a generous paved area, with the remainder being laid to artificial lawn, there is an outside tap, power sockets and a rear gate.

Garage & Parking

The garage has an up and over door with an allocated parking space in front.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

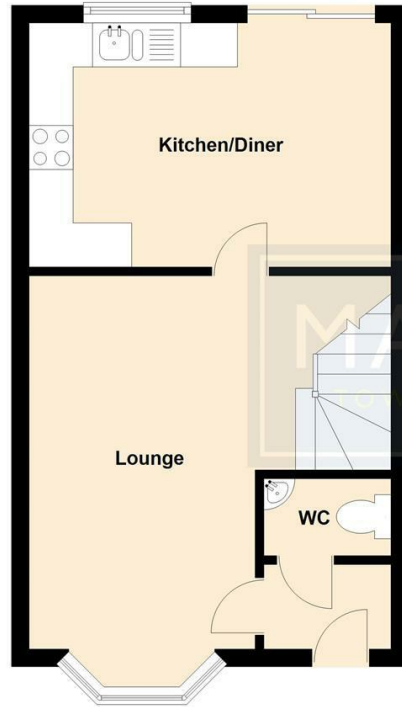
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.

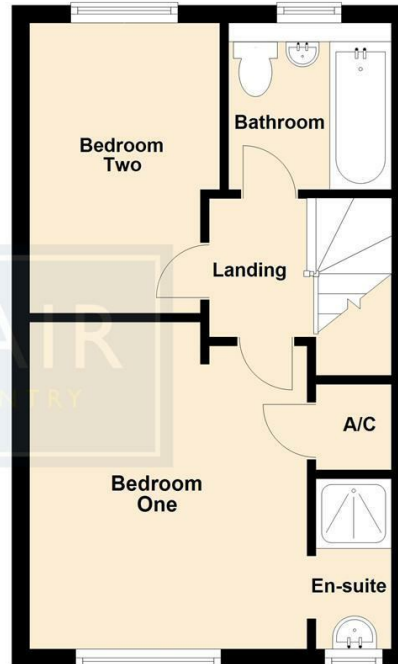
Ground Floor

Approx. 316.7 sq. feet



First Floor

Approx. 314.7 sq. feet



Total area: approx. 631.4 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 PlanUp.



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)

