



16 LAW GROVE

Weston-Super-Mare, BS24 7FQ

Price £280,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDEAL COMMUTER LINKS! * Tucked away in the ever desirable West Wick area resides this family home, only a stones throw from a popular primary school and access to the M5 corridor. Comprising in brief, entrance hall with downstairs cloakroom, lounge, dining room, kitchen, three good size bedrooms with en-suite to master and family bathroom. Externally benefitting a good size and sunny rear garden with access to the garage and driveway.



Situation

0.46 miles – Junction 21, M5
 0.93 miles – Priory Secondary School
 0.04 miles – St. Anne's Primary School
 0.59 miles – Worle Parkway Train Station
 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			91
(81-91) B		80	
(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

uPVC double glazed front door opening into the hallway, uPVC double glazed window to front with stairs rising to the first floor landing and under-stair storage, radiator and doors to;

Downstairs Cloakroom

6'7" x 2'10" (2.01m x 0.86m)

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

Lounge

16'8" x 10'10" (5.08m x 3.30m)

uPVC double glazed window to rear, two radiators, television point and sliding patio doors opening to the garden.

Dining Room

9'6" x 8'9" (2.90m x 2.67m)

uPVC double glazed window to front, radiator and archway to;

Kitchen

9'6" x 8'9" (2.90m x 2.67m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset gas hob with extractor over and electric oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, wall mounted and concealed gas central heating boiler.

Landing

uPVC double glazed window to front, loft access, airing cupboard and doors to;

Bedroom One

10'11" x 9'11" (3.33m x 3.02m)

uPVC double glazed window to rear, fitted sliding door wardrobes, radiator and door to;

En-suite

Obscure uPVC double glazed window to rear, white suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with shower over and tiled surround, radiator and extractor.

Bedroom Two

11'0" x 9'4" (3.35m x 2.84m)

uPVC double glazed window to rear and radiator.

Bedroom Three

8'3" x 7'9" (2.51m x 2.36m)

uPVC double glazed window to front, radiator and recess for wardrobes.

Bathroom

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

Rear Garden

Fully enclosed by fencing and enjoying a westerly facing aspect, the rear garden is mostly laid to lawn with a paved walkway to the rear gate, generous decked area, outside tap and side gate to the front of the property.

Garage & Parking

18'10" x 9'3" (5.74m x 2.82m)

Situated immediately to the rear of the property, the garage has an up and over door and allocated parking in front.

Material Information

We have been advised the following;

Gas- Mains

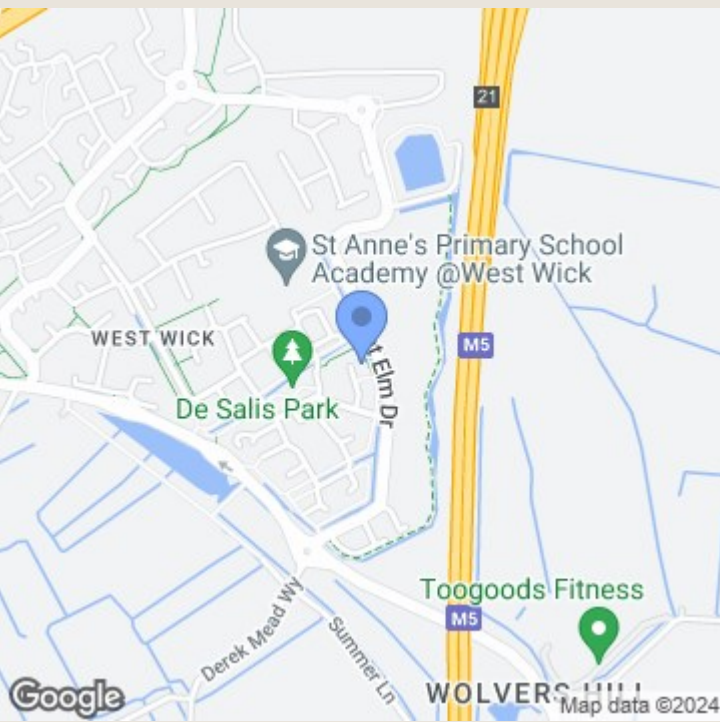
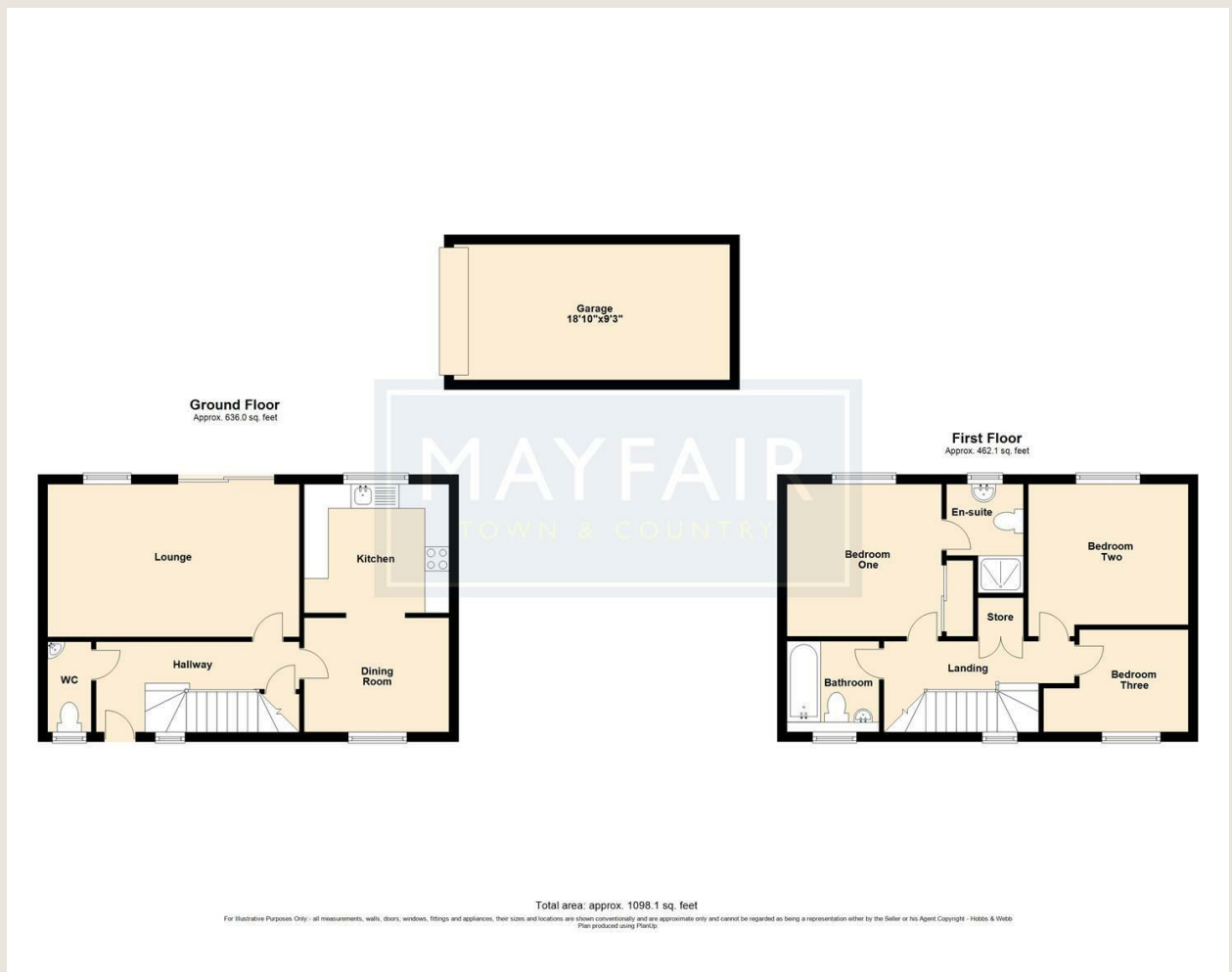
Electricity- Mains

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.



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)

