



11 HAMPDEN ROAD

Weston-Super-Mare, BS22 6DS

Price £350,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

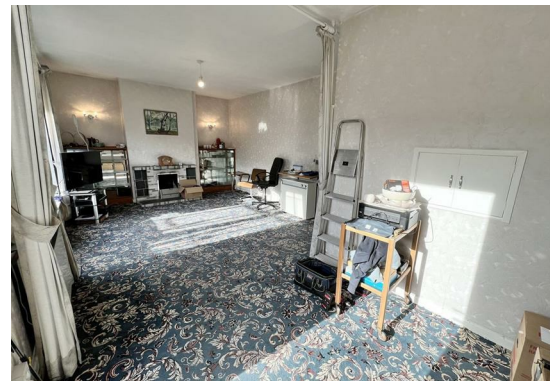
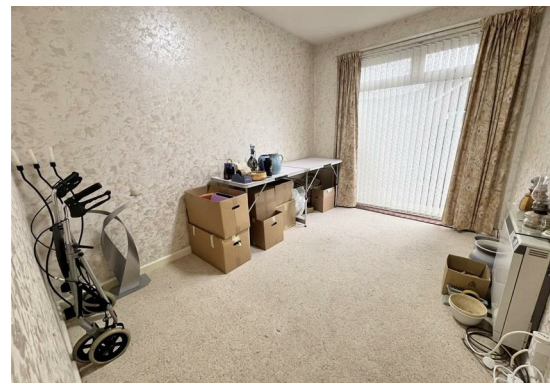
\* ABUNDANCE OF POTENTIAL WITH NO CHAIN! \* Situated on Worle hillside with fantastic access to local schools, shops and transport links resides this spacious home. The property boasts versatility with ground floor comprising in brief, hallway with downstairs bathroom, ground floor bedroom/dining room, kitchen and living room. Upstairs enjoys a shower room, three double bedrooms with one previously used as a additional reception room with a large roof terrace. Externally there is a good size rear garden with a large shed, brick built workshop measuring 13'9" x 8'9" and access to the generous size garage. The front of the property enjoys a good size front garden and driveway allowing for off street parking. We highly recommend a viewing to appreciate what this property has to offer.

## Situation

0.13 miles – Worle High Street  
 1.72 miles – Junction 21 of the M5  
 0.34 miles – Worle Secondary School  
 67 meters – St. Martin's Primary School  
 All distances are approximate and sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

11'3" x 6'2" (3.43m x 1.88m)

uPVC front door opening into the hallway, stairs rising to the first floor landing, radiator from the back boiler and doors to all ground floor rooms. The intake gas pipe is situated in the hallway if a prospective buyer wished to reinstate the gas central heating in the property.

## Downstairs Bathroom

6'11" x 5'7" (2.11m x 1.70m)

Obscure uPVC double glazed window to side, suite comprising low level WC, hand wash basin with taps over and panelled bath with taps and electric shower over, fully tiled walls and storage heater radiator.

## Dining Room/Bedroom Four

11'3" x 8'5" (3.43m x 2.57m)

uPVC double glazed window to front and electric storage heater. A versatile room which can be used as a dining room or ground floor bedroom.

## Kitchen

11'11" x 7'4" (3.63m x 2.24m)

uPVC double glazed window to side, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor above and electric oven below, space and plumbing for washing machine, fridge and freezer, courtesy door to the garage.

## Living Room

22'10" x 11'11" max (6.96m x 3.63m max)

Feature electric fireplace with surround, glazed window looking into the lean to, open fireplace with back boiler, two electric storage heaters, radiator from the back boiler, television point, double glazed door to the garden and door to;

## Lean-to

12'3" x 6'10" (3.73m x 2.08m)

Single glazed construction with sliding door to the garden.

## Landing

Ample storage with storage cupboard, above stair storage cupboard and airing cupboard housing the hot water tank and storage, loft access and doors to;

## Bedroom One

12'10" x 20'6" (3.91m x 6.25m)

uPVC double glazed window to rear.

## Bedroom Two/Upstairs Reception

16'7" x 9'8" max (5.05m x 2.95m max)

uPVC double glazed window to rear, electric storage heater and sliding door opening to;

## Roof Terrace

18'4" x 11'11" (5.59m x 3.63m)

An lovely open place with metal railing surrounds and views towards the Mendip Hills.

## Bedroom Three

9'8" x 8'6" (2.95m x 2.59m)

uPVC double glazed window to front and recess storage area.

## Shower Room

8'4" x 6'8" (2.54m x 2.03m)

uPVC double glazed window to side, suite comprising low level WC, hand wash basin set into storage unit, corner shower cubicle with electric shower over and tiled surround, sliding door storage cupboard, electric towel radiator and electric storage heater.

# PROPERTY DESCRIPTION

## Rear Garden

Enjoying a southerly facing aspect, the mature rear garden enjoys an array of trees, shrubs and plants, there is a generous wooden shed and a brick built workshop which measures 13'9" x 8'9", courtesy side door access to the garage.

## Garage & Driveway

17'10" x 10'9" (5.44m x 3.28m)

The garage has an up and over door and courtesy door to the front driveway, power and lighting with internal courtesy doors to the kitchen and garden. To the front of the garage is the driveway with allows off street parking for at least to vehicles.

## Front Garden

The mature front garden enjoys mature shrubs and hedges.

## Material Information

We have been advised the following;

Gas- There is a gas pipe into the hallway of the property but there is currently no gas central heating in this property.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

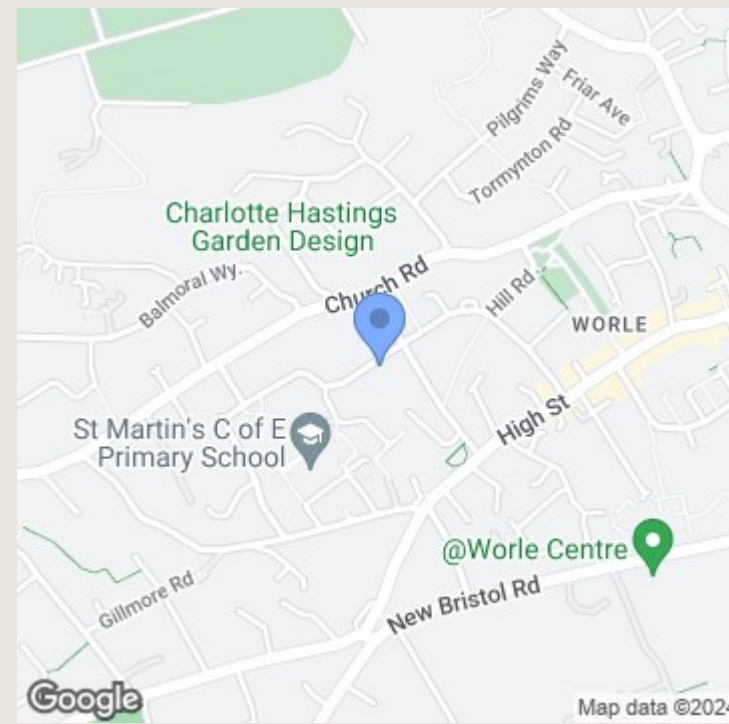
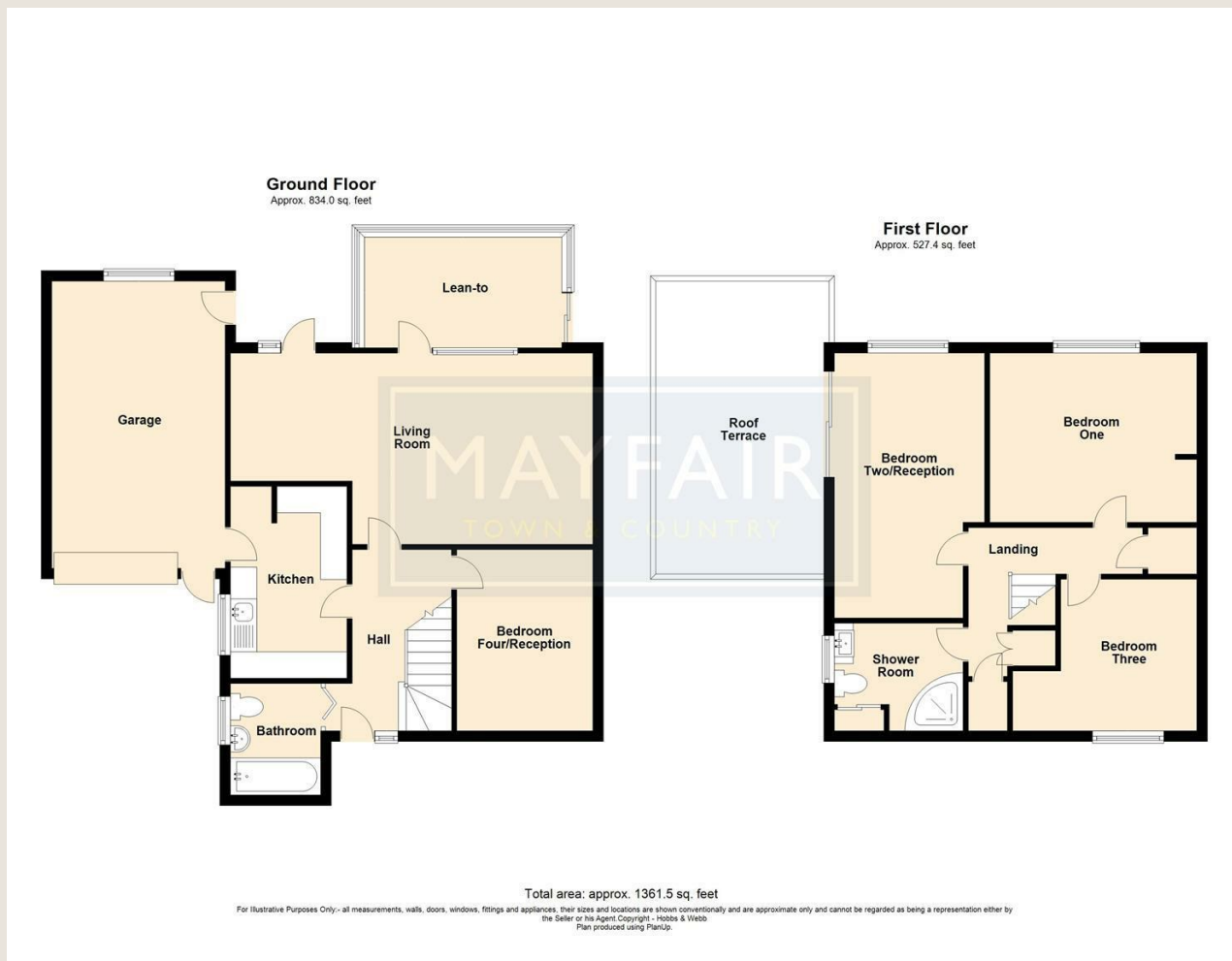
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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](http://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)

