



4 STATION ROAD

Weston-Super-Mare, BS22 7XH

Price £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

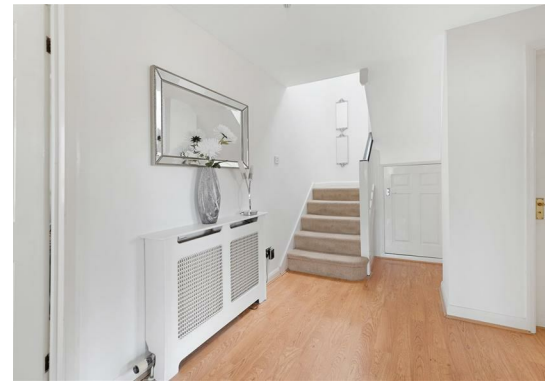
* ONE OF A KIND * Conveniently positioned in popular St. Georges with fantastic access to transport links, shops and schools resides this deceptive family home. With all the charm of a country cottage, this wonderful property comprises in brief, entrance hall with storage and downstairs cloakroom, sitting room with patio doors to the garden, kitchen opening to the dining room with access to the front garden, four good size bedrooms with en-suite to master and family bathroom. Externally benefitting a manageable rear garden with access to the double garage and off street parking for three vehicles.

Situation

88 meters - The Woolpack Inn
0.45 miles - Worle Train Station
0.22 miles - Junction 21 of the M5
0.41 miles - Queensway Retail Park
All distances are approximate and sourced from Google Maps

Local Authority

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	71
(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 Vestibule

Front door opening into the entrance vestibule with useful storage cupboard, ceramic tiled flooring and door to;

Hallway

Stairs rising to the first floor landing with under-stair storage cupboard, laminate flooring, radiator and doors to;

Downstairs cloakroom

6'8" × 2'10" (2.03m × 0.86m)

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

Sitting Room

20'9" × 12'10" (6.32m × 3.91m)

Dual aspect with uPVC double glazed window to side and uPVC double glazed patio doors opening to the garden, a fantastic size room with feature gas fireplace and wooden mantle shelf, two radiators and television point.

Dining Room

14'8" × 12'3" (4.47m × 3.73m)

uPVC double glazed patio doors opening to the front garden, additional vertical window overlooking the garden, a generous size room with radiator, laminate flooring and double internal doors opening to;

Kitchen

10'3" × 9'0" (3.12m × 2.74m)

uPVC double glazed window to front, the kitchen comprises a range of matching eye and base level units with complementary worktop over and attractive tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, built in electric oven with electric hob and extractor over space and plumbing for fridge/freezer, washing machine and dishwasher, laminate flooring, wall mounted and concealed gas central heating boiler, laminate flooring and door to the hallway.

First Floor Landing

'Velux' window, airing cupboard housing the hot water tank and storage, loft access and doors to;

Bedroom One

12'2" × 10'2" (3.71m × 3.10m)

uPVC double glazed window to side, built-in wardrobes, radiator and door to;

En-suite

'Velux' window, refitted suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with shower mixer tap, tiled flooring and partially tiled walls, radiator and extractor.

Bedroom Two

11'6" × 10'3" (3.51m × 3.12m)

uPVC double glazed window to front, built-in wardrobe and radiator.

Bedroom Three

10'3" × 10'3" (3.12m × 3.12m)

uPVC double glazed window to rear, built-in wardrobe and radiator.

Bedroom Four

10'3" × 6'3" (3.12m × 1.91m)

uPVC double glazed window to front and radiator.

Bathroom

6'7" × 5'7" (2.01m × 1.70m)

'Velux' window, refitted suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with shower mixer tap, tiled flooring and partially tiled walls, radiator and extractor.

PROPERTY DESCRIPTION

Rear Garden

A private rear garden, enclosed by fencing, mostly laid to lawn with shrubs and hedges, courtesy door to the garage and gated side access to the front of the property.

Garage & Off Street Parking

17'6" x 15'9" (5.33m x 4.80m)

The large detached garage has an up and over door to the front with power and lighting, courtesy door to the garden. Situated to the front of the garage and property is off street parking spaces for three vehicles.

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.

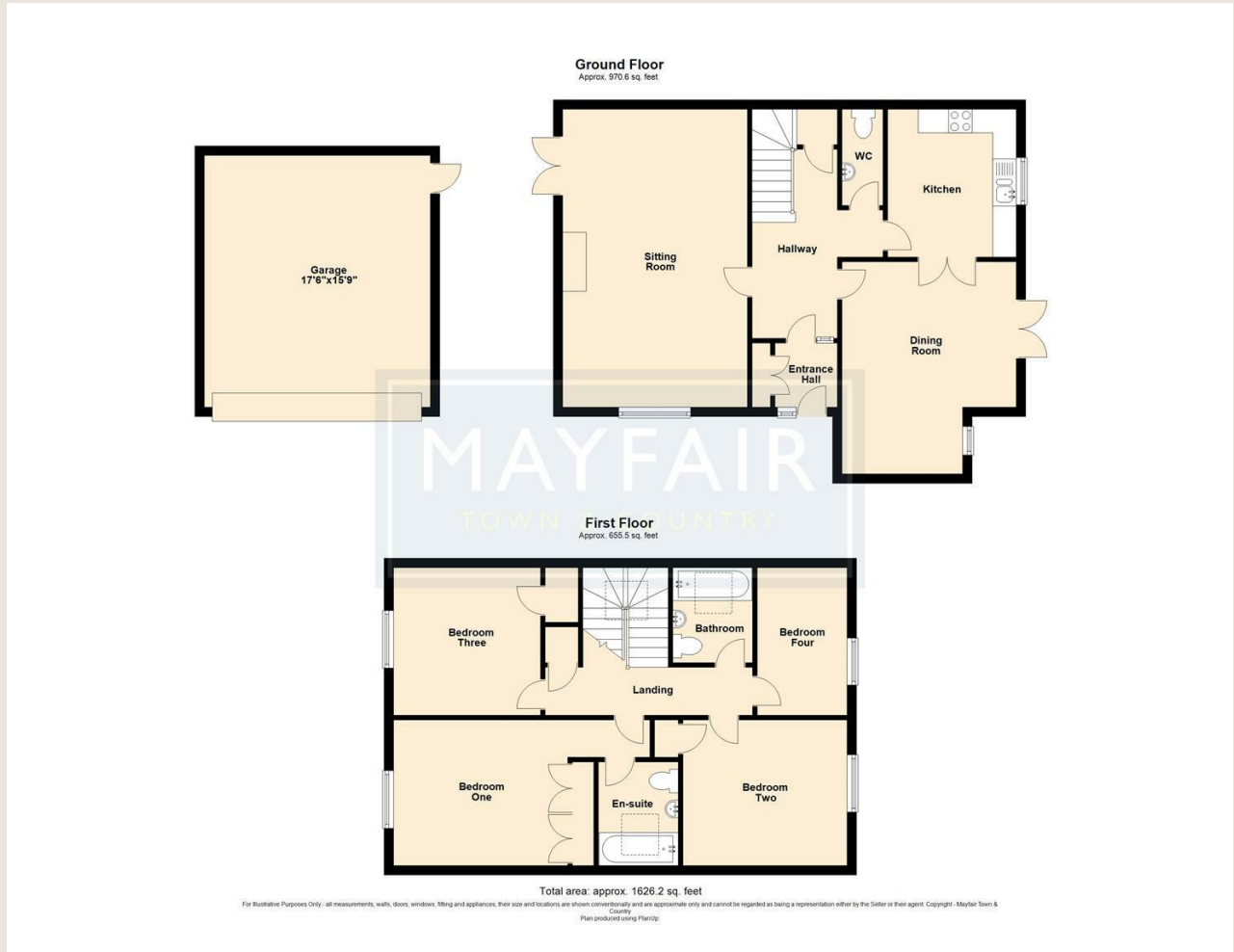
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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)

