



25 PUTTINGTHORPE DRIVE

Weston-Super-Mare, BS22 8LE

Price £315,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*** DECEPTIVE DETACHED HOME *** If you're looking for the easier maintenance of a newer property but adore the character of a Victorian residence, then look no further! Mayfair Town & Country are thrilled to welcome to the market this impressively spacious detached house in convenient Locking Castle, with M&S Foodhall and Aldi very nearby, together with the Train Station at Weston Milton. Our Vendors have found a property they wish to buy and are keen to sell.

The ground floor accommodation comprises entrance hall with downstairs cloakroom, lounge with bay window, kitchen with 'Rangemaster' and separate utility room, dining room and added conservatory.

The first floor boasts an impressive size landing, three great size bedrooms with shower room to master and family bathroom.

Externally benefitting from a private and lovingly maintained rear garden, garage with internal access, off street parking and front garden which could be adapted by a new owner to allow for additional off street parking if desired.

Situation

1.50 miles - Waitrose
 0.26 miles - Flowerdown Retail Park
 2.00 miles - Weston-super-Mare Sea Front
 3.10 miles - Junction 21 of the M5 Motorway
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
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

Hallway

Front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, ceramic tiled flooring, radiator and doors to;

Downstairs Cloakroom

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

Lounge

13'0" x 12'6" extending to 15'6" into the bay wind (3.96m x 3.81m extending to 4.72m into the bay wind)
Double glazed bay window to front, a feature brick fireplace with oak mantle shelf over and radiator.

Kitchen

9'9" x 9'7" (2.97m x 2.92m)
Double glazed window to rear, the kitchen is fitted with a wide range of eye and base level units with roll edge worksurface and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, 'Rangemaster' cooker, integrated dishwasher, ceramic tiled flooring and doors to;

Utility Room

7'11" x 7'0" (2.41m x 2.13m)
An extension of the kitchen with a double glazed window to rear, matching those of the kitchen 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, space and plumbing for fridge/freezer and washing machine, wall mounted 'Worcester' boiler, ceramic tiled flooring, courtesy doors to the garage and garden.

Dining Room

9'7" x 9'7" (2.92m x 2.92m)
Radiator, door to the kitchen and sliding patio door opening to;

Conservatory

12'9" x 8'7" (3.89m x 2.62m)
Double glazed construction with glass roof, a generous size conservatory with double glazed door to the garden and tiled flooring.

Landing

9'2" x 8'7" (2.79m x 2.62m)
A sizeable space with airing cupboard, loft access and doors to;

Bedroom One

12'3" x 10'3" (3.73m x 3.12m)
Double glazed window to rear, two double fronted fitted wardrobes and additional hanging space, radiator and door to;

Shower Room

White suite comprising corner hand basin with taps and tiled surround, shower cubicle with mains shower over and tiled surround.

Bedroom Two

11'10" x 10'5" (3.61m x 3.18m)
Double glazed window to front, two fitted wardrobes and radiator.

Bedroom Three

7'7" x 7'4" (2.31m x 2.24m)
Double glazed window to front and radiator.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)
Obscure double glazed window to rear, a period yet modern white suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with mixer taps over, towel radiator, partially tiled walls and vinyl flooring.

PROPERTY DESCRIPTION

Rear Garden

Impressively private, the rear garden has been lovingly crafted with an array of mature trees, plants and shrubs. Benefitting from multiple entertaining areas which comprise two generous patio areas, one with a timber shed and a circular lawn area with paved walkway edging. Fully enclosed by fencing and with side gated access to the front of the property.

Garage & Off Street Parking

17'4" x 8'6" (5.28m x 2.59m)

The garage has an up and over door, power, lighting, loft space and a courtesy door to the utility room. Situated to the front of the garage, the driveway allows for two off street parking spaces.

Front Garden

The front garden is lovingly maintained with a range of mature shrubs and flowering plants while being laid to low maintenance stone chippings.

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.

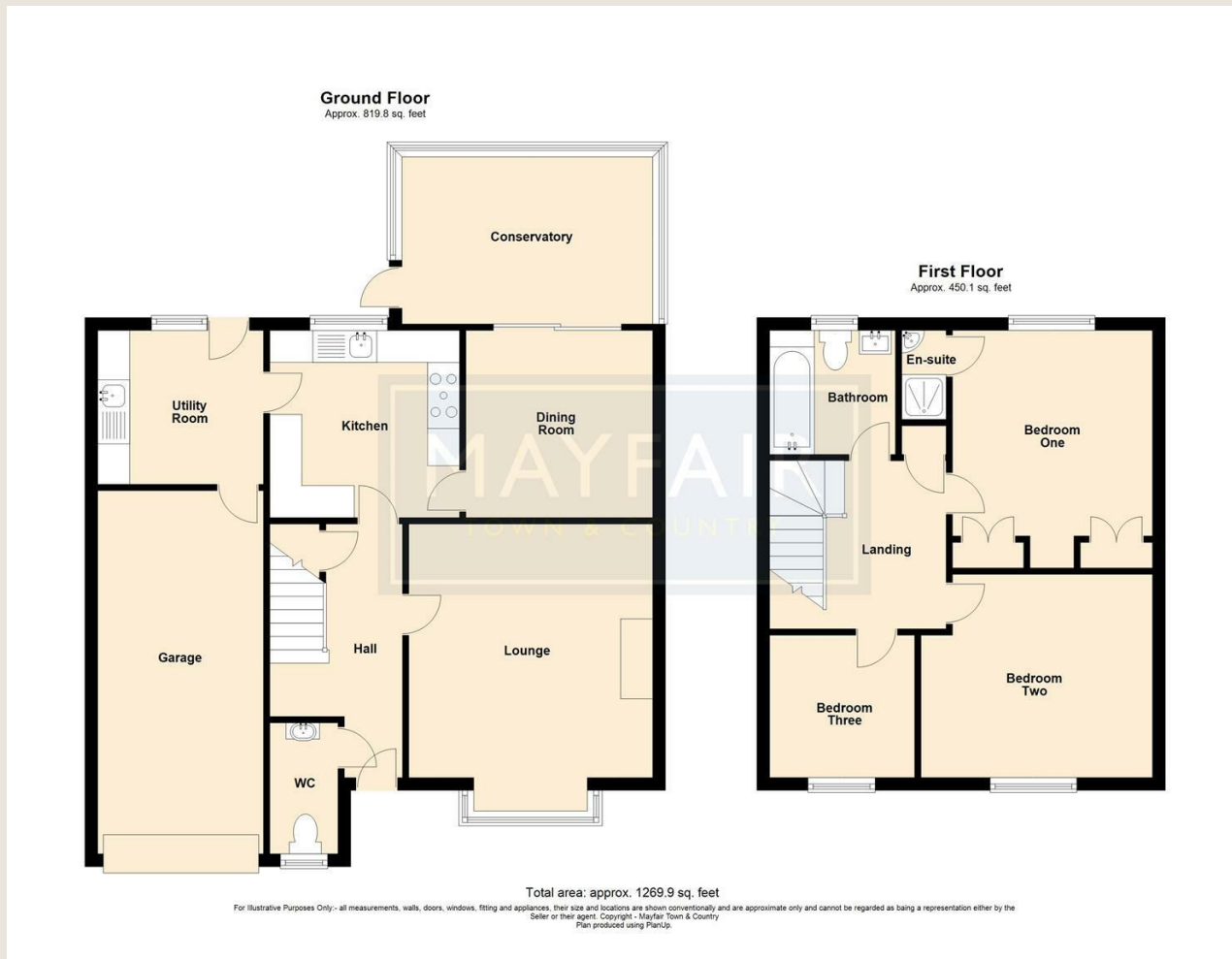
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

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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)

