



17 THE KEEP

Weston-Super-Mare, BS22 7PJ

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE PLOT IN POPULAR WORLE * Located at the end of a convenient cul-de-sac in North Worle resides this ideal detached home, sat on a sizeable plot with extension potential (subject to planning permission). Comprising in brief, entrance hall, kitchen, dining room, lounge, conservatory, three good size bedrooms and bathroom. Externally boasting a large rear garden with access to the 30FT garage and driveway to the front, along with a generous front garden. Only a stones throw from popular primary and secondary schools, along with access to the M5 corridor and local shops. We highly recommend a viewing to appreciate what this property has to offer.

Situation

0.11 miles - Convenience Shop
 1.26 miles - Junction 21 of the M5
 0.52 miles - Sainsburys Supermarket
 0.43 miles - Priors Secondary School
 0.09 miles - St. Marks Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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

Updated uPVC double glazed front door opening to the hallway with stairs rising to the first floor landing and doors to;

Kitchen

9'5" x 8'11" (2.87m x 2.72m)

Double glazed window to front, the kitchen is fitted with a range and eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, slimline dishwasher and fridge/freezer, door to;

Dining Room

12'8" x 7'9" (3.86m x 2.36m)

Double glazed window to rear, radiator and archway to;

Lounge

17'1" x 9'8" (5.21m x 2.95m)

Double glazed bay window to front, gas fireplace, radiator, television point and telephone point, door to the hallway and double glazed sliding doors opening to;

Conservatory

15'0" x 8'10" (4.57m x 2.69m)

Double glazed windows to rear and side, radiator and patio doors opening to the garden.

Landing

Double glazed window to rear, loft access, airing cupboard housing the gas central heating boiler and doors to;

Bedroom One

9'10" x 9'10" (3.00m x 3.00m)

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

Bedroom Two

9'7" x 9'7" (2.92m x 2.92m)

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

Bedroom Three

7'0" x 6'11" (2.13m x 2.11m)

Double glazed window to side and radiator.

Bathroom

7'2" x 6'6" (2.18m x 1.98m)

Double glazed window to rear, suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with electric shower over and tiled surround, radiator.

Rear Garden

An impressive size and boasting a south facing aspect, the rear garden is mostly laid to lawn with a mature hedge and paving, gated side access to the front of the property and courtesy door to the garage. There is an abundance of potential with the size of the garden for possible extensions or additions to the garden (subject to planning permission).

Garage & Driveway

29'11" x 9'3" (narrowing to 7'4") (9.14m x 2.82m (narrowing to 2.26m))

The garage has an up and over door, power, lighting and a courtesy door to the garden. To the front of the garage has space for upto three vehicles, with the potential to extend the driveway into the front garden.

Front Garden

Mostly laid to lawn with shrubs and plants, gated access to the garden and potential to extend the driveway to create additional off street parking by a prospective buyer if desired.

Agent Note

Please be advised the image labelled 'Plot' is to only be used as a guide and may not be a true representation of the boundaries.

PROPERTY DESCRIPTION

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

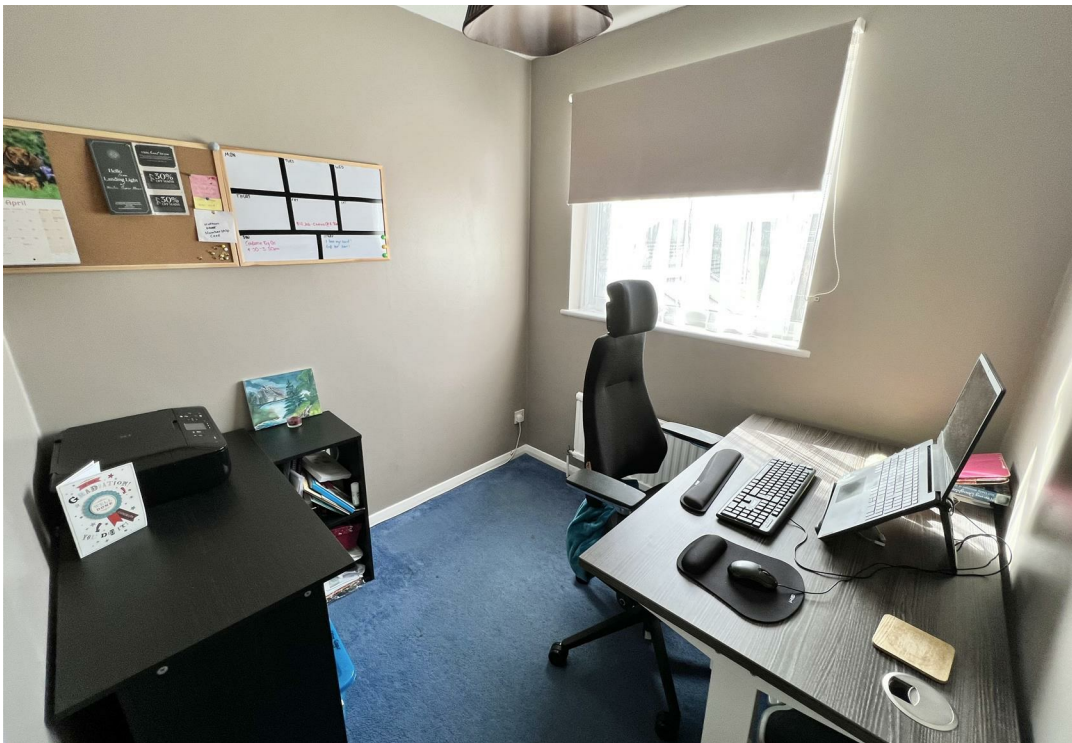
Water and Sewerage- Bristol and Wessex Water

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.

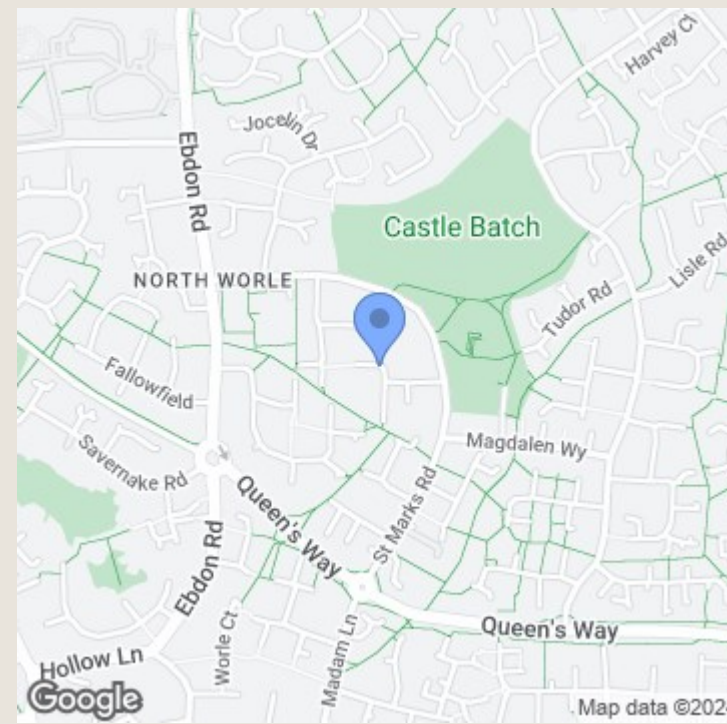
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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)

