



2 BOTHAM CLOSE

Weston-Super-Mare, BS22 7LZ

Price £267,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

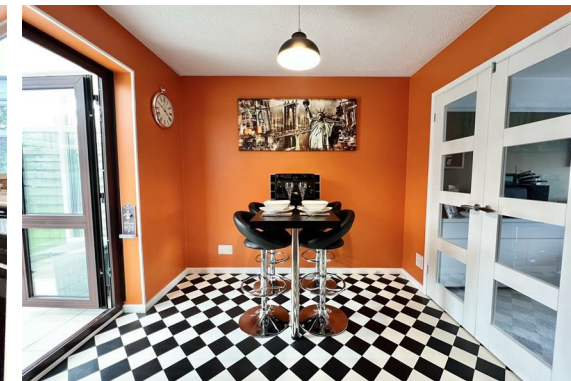
* IMMACULATE HOME WITH LOVELY GARDEN * An ideal first time buyer's property or those families looking to get into the catchment of the sought after local schools. Well presented throughout with the ground floor comprising, entrance hall with storage, lounge with storage, refitted kitchen/dining room and conservatory with access to the garden. Upstairs benefits a generous landing with airing cupboard housing the combination boiler, three good size bedrooms and refitted shower room. Externally boasting a low maintenance and good size south/west facing rear garden with gated access to the extended driveway which allows off street parking for up to five vehicles. Conveniently positioned in North Worle with fantastic access to popular primary and secondary schools, along with commuter access via junction 21 of the M5 and Worle train station.

Situation

0.11 miles - Bus Stop
 0.80 miles - Worle train Station
 1.09 miles - Junction 21 of the M5
 0.36 miles - Priory Secondary School
 0.12 miles - Premier Convenience Shop
 0.12 miles - Castle Batch Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hall

Updated uPVC double glazed front door opening into the hall, stairs rising to the first floor landing, cupboard housing the consumer unit and storage and part glazed door opening to;

Lounge

16'4" x 14'1" max (4.98m x 4.29m max)

uPVC double glazed window to front, storage cupboard, radiator, television point and double doors opening to;

Kitchen/Diner

14'1" x 9'0" (4.29m x 2.74m)

uPVC double glazed window to rear, the kitchen has been refitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset sink with adjacent drainer and mixer tap over, electric cooker with cooker hood over, space and plumbing for washing machine and fridge/freezer, there is currently a fitted breakfast bar which could be removed to allow for a dining table is desired, door to;

Conservatory

12'5" x 7'2" (3.78m x 2.18m)

uPVC double glazed constructed conservatory, tiled flooring and uPVC double glazed door opening to the garden.

Landing

uPVC double glazed window to side, above stair airing cupboard housing the gas central heating combination boiler and storage, loft access and doors to;

Bedroom One

12'1" x 8'6" (3.68m x 2.59m)

uPVC double glazed window to rear, recess for wardrobe and radiator.

Bedroom Two

11'8" x 7'7" (3.56m x 2.31m)

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

Bedroom Three

8'3" x 6'1" (2.51m x 1.85m)

uPVC double glazed window to front and radiator.

Shower Room

7'0" x 5'2" (2.13m x 1.57m)

Obscure uPVC double glazed window to rear, refitted suite comprising low level WC, hand wash basin set into storage vanity unit and generous shower cubicle with mains rainfall style shower over and separate hand held attachment, tiled walls and flooring, radiator and extractor.

Rear Garden

Low maintenance and enjoying a south/westerly facing aspect, the garden is impressively private, fully enclosed by fencing and boasts artificial grass with a decorative stone boarder, paved area and gated side access.

Driveway

Situated to the side of the property, the driveway allows off street parking for up to three vehicles and gated access to the garden. The area to the front of the property has been beautifully block paved which allows off street parking for another two 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.

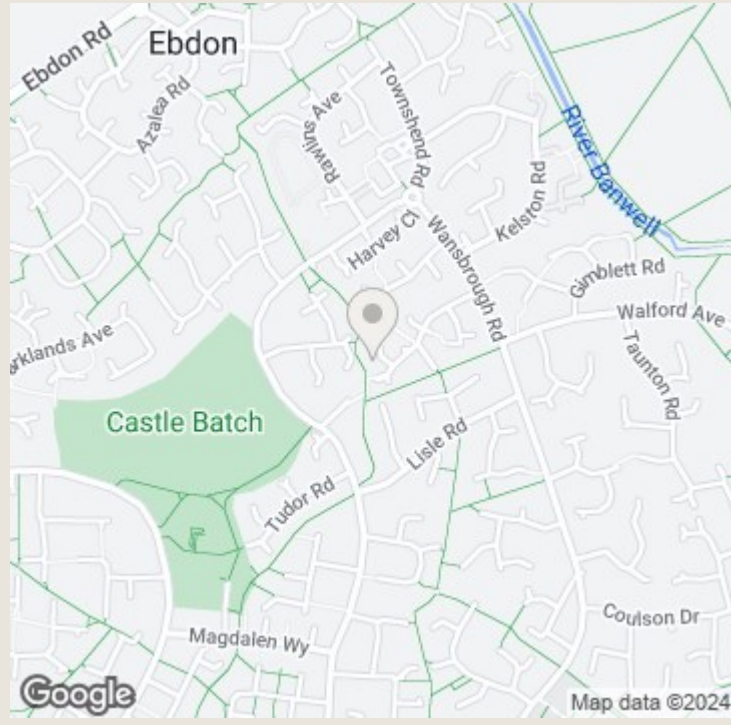
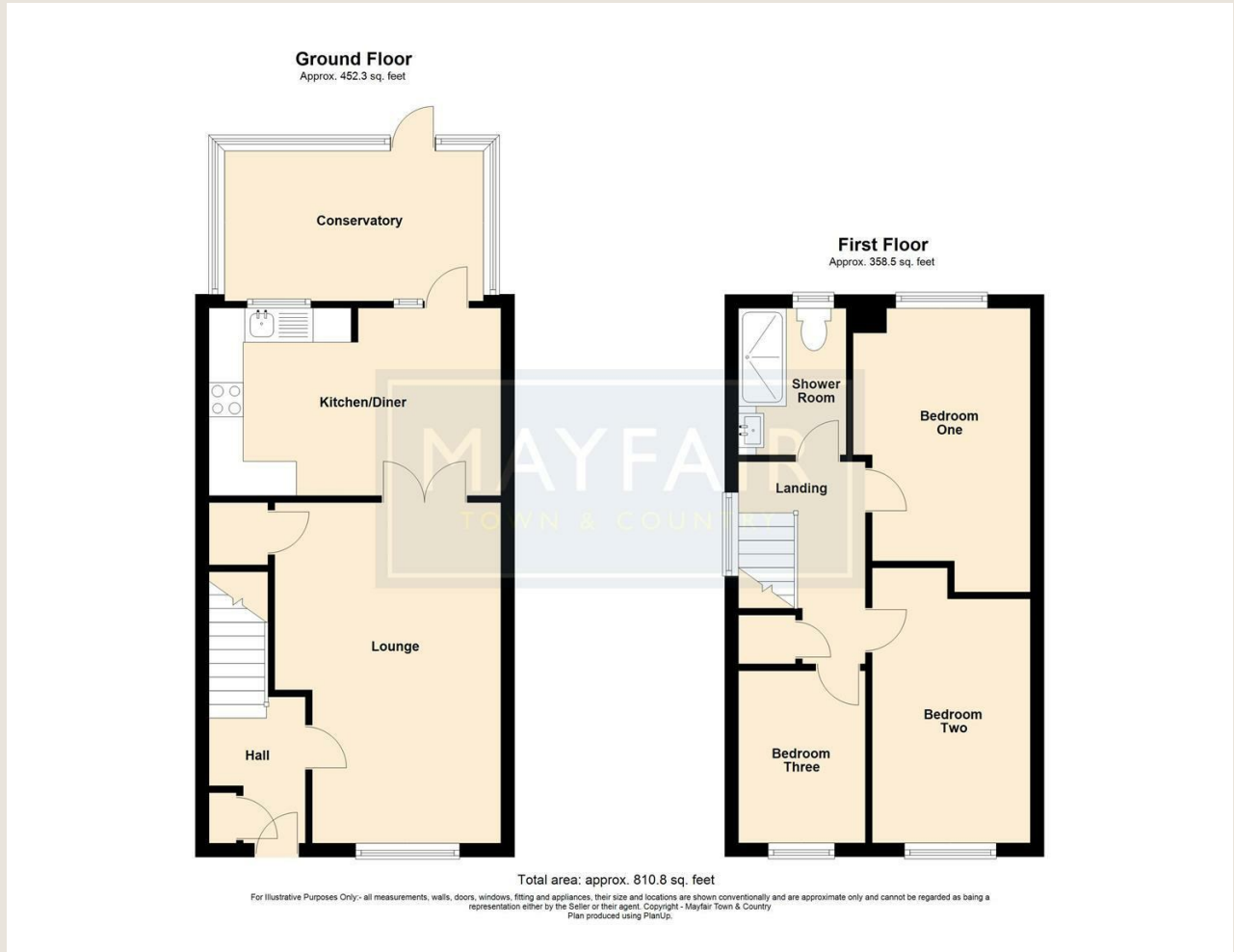
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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)

