



342 MILTON ROAD

Weston-Super-Mare, BS22 8JN

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

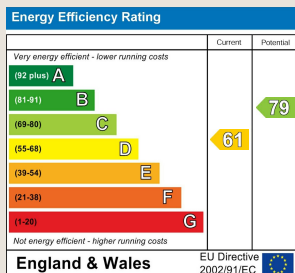
* EXTENDED FAMILY HOME * Situated close to schools, this property offers a convenient location for families with children. Additionally, Worle High Street with its array of shops is just a stone's throw away, providing easy access to amenities and a vibrant community hub. The ground floor comprises in brief, entrance porch, hallway with under-stair storage, lounge, kitchen/dining room and utility room with downstairs cloakroom. The first floor enjoys three good size bedrooms and four-piece bathroom. The second floor boasts an additional bedroom/office with a cloakroom. Externally benefitting a good size south facing garden, garage and off street parking to the front. With its convenience and size, we highly recommend a viewing to appreciate what this property has to offer.

Situation

88 meters - Bus Stop
 0.36 miles - Worle High Street
 0.33 miles - Worle Secondary School
 0.10 miles - Londis Convenience Shop
 0.14 miles - St. Martins Primary School
 All distances are approximate and sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Porch

uPVC double glazed door opening into the porch, uPVC double glazed windows to both sides and door to;

Hallway

uPVC double glazed window to side, stairs rising to the first floor landing with under-stair storage, radiator and doors to;

Lounge

12'10" × 12'10" (3.91m × 3.91m)

uPVC double glazed window to front, radiator, television and telephone points.

Kitchen/Dining Room

19'4" × 10'0" (5.89m × 3.05m)

Dual aspect with uPVC double glazed window to side and sliding patio doors to the garden, the kitchen is fitted with a range of matching eye and base units with complementary worktop over and tiled surround, inset sink with adjacent drainer and mixer tap over, inset electric hob with extractor over, integrated fridge/freezer, dishwasher, ample space for dining table and chairs and door to;

Utility Room

9'1" × 8'4" (2.77m × 2.54m)

Dual aspect uPVC double glazed windows looking out to the garden, base unit with worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating combination boiler and door to;

Downstairs Cloakroom

Low level WC and extractor.

First Floor Landing

13'5" × 8'0" (4.09m × 2.44m)

uPVC double glazed window to side, stairs rising to the second floor landing and doors to;

Bedroom One

12'10" × 12'3" (3.91m × 3.73m)

uPVC double glazed bay window to front, built-in mirror fronted wardrobes and radiator.

Bedroom Two

11'1" × 10'2" (3.38m × 3.10m)

uPVC double glazed window to rear and radiator.

Bedroom Four

7'10" × 7'0" (2.39m × 2.13m)

uPVC double glazed window to front and radiator.

Four-Piece Bathroom

9'2" × 8'3" (2.79m × 2.51m)

Obscure uPVC double glazed window to rear, four-piece suite comprising low level WC, hand wash basin with tap over and tiled surround, corner bath with panelled bath with mixer tap over, generous walk-in shower cubicle, tiled walls, radiator and extractor.

Second Floor Landing

uPVC double glazed window to side, eaves storage cupboard and door to;

Bedroom Three

9'6" × 7'6" (2.90m × 2.29m)

uPVC double glazed window to rear, radiator and door to;

Cloakroom

Low level WC and hand wash basin with mixer tap over, towel radiator and extractor.

PROPERTY DESCRIPTION

Rear Garden

Boasting a south facing aspect, the rear garden is partially laid to lawn and a paved entertaining area with courtesy side gate opening to the shared driveway and garage.

Garage & Driveway

17'10" x 8'7" (5.44m x 2.62m)

The garage has an up and over door to the front and window to rear. The driveway to the garage is shared with the neighbouring property to access the garage and the front garden has been laid to stones to create off street parking for multiple 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.

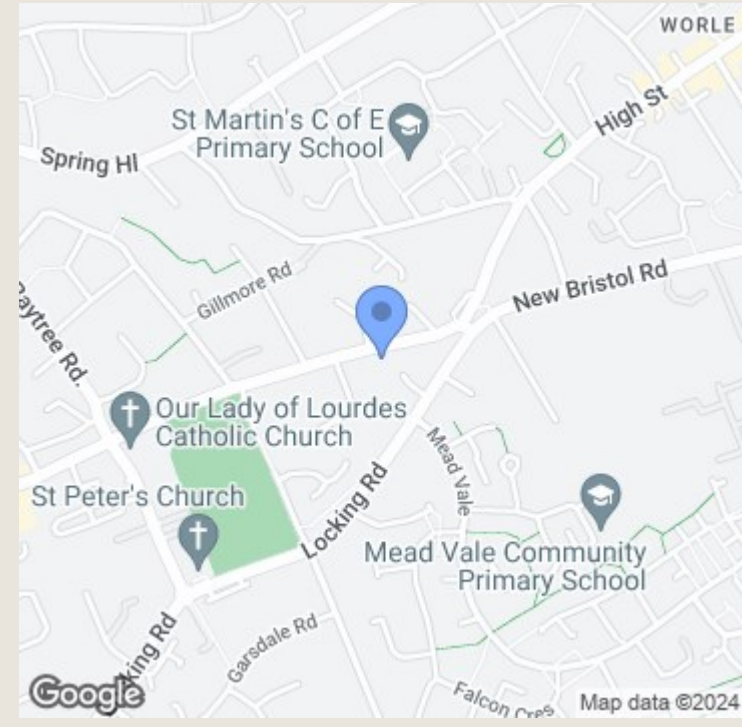
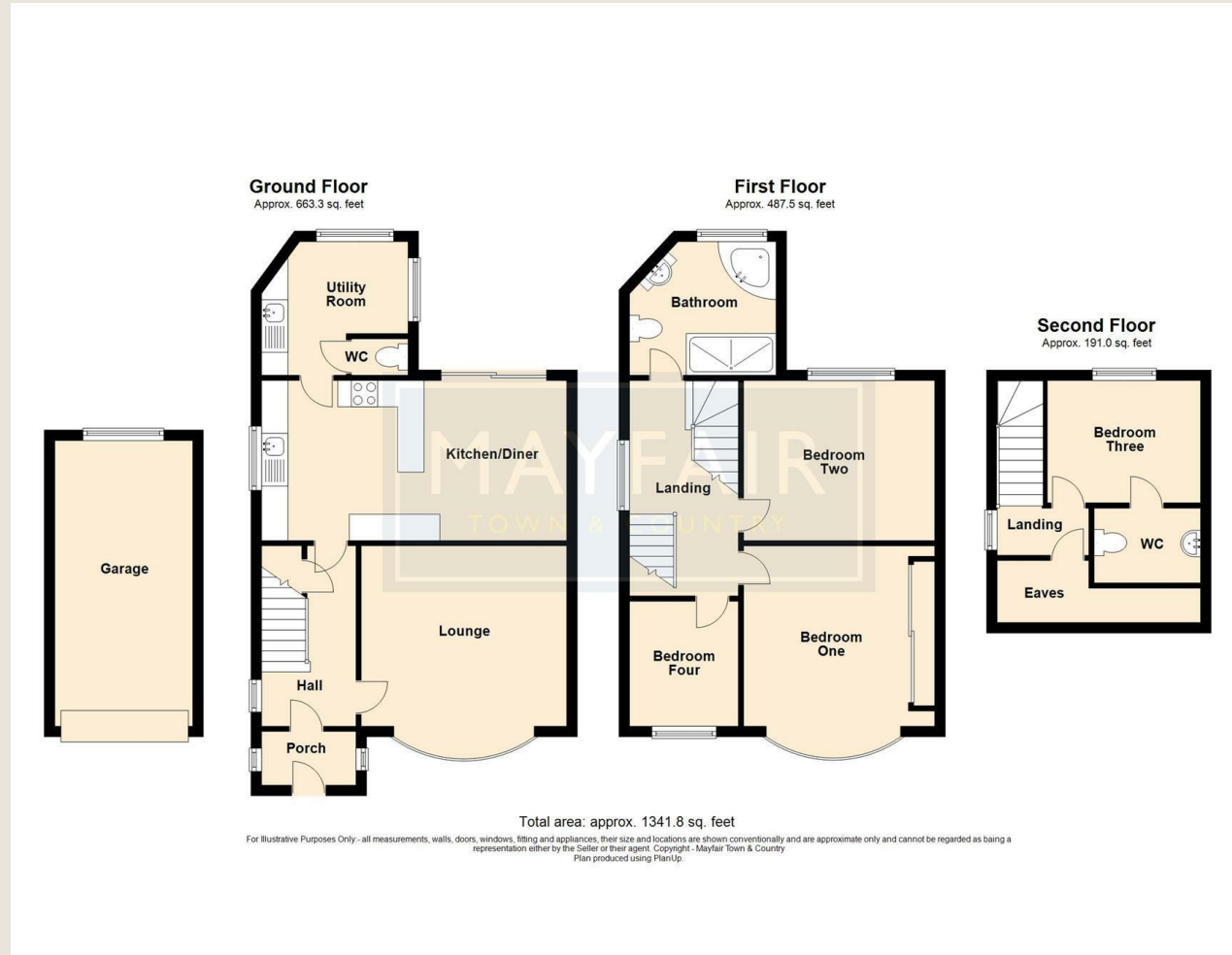
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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)

