

Fairview, Worle, Weston-super-Mare, North Somerset, BS22 6UP

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A superb opportunity to purchase this beautifully presented three-bedroom semi-detached freehold home, ideally situated in the popular Worle area of Weston-super-Mare. Offered in immaculate condition throughout, the property provides a true ‘turnkey’ opportunity, perfect for buyers looking to move straight in.

The accommodation is thoughtfully arranged and offers a practical layout, making it particularly well suited to first-time buyers or growing families. Externally, the property benefits from a generous private driveway, offering ample off-street parking for multiple vehicles. To the rear, a wonderful private and enclosed garden provides an ideal space for outdoor relaxation, entertaining, or family enjoyment.

Conveniently positioned within easy reach of local schools, everyday amenities, and key transport links, this home combines comfort with practicality in a highly popular location.

EPC Rating D66 | Council Tax Band C

- **A superb three bedroom semi-detached freehold family dwelling**
- **Offered in immaculate condition presenting a ‘turnkey’ home**
- **Excellent private driveway providing generous off-street parking for several vehicles**
- **Wonderful private and enclosed rear garden**
- **Well positioned in Worle within reach of schools, local amenities & key travel links**
- **A brilliant property for first time buyers or young families**









Accommodation

Entrance
On approach to the property, you are met with a private and enclosed block paved driveway with an area laid to concrete providing valuable off street parking for several vehicles. To the side lies a UPVC double glazed private entrance leading to the hallway.

Hallway
An inviting hallway with timber effect herringbone style flooring, a built-in storage cupboard, ceiling light, doors leading to principal rooms.

Living Room
A well presented living room with an electric log burner stove with a hearth and surround feature, a UPVC double glazed window, radiator, ceiling light.

Kitchen / Breakfast Room
An incredible kitchen and breakfast room with timber effect herringbone style flooring, a wide range of wall and floor storage units with worktops and matching panelled splashback, an inset one and a half bowl composite sink and drainer, well positioned under a UPVC double glazed window, an inset four ring induction hob with an extraction hood over and oven and grill under, an integrated dishwasher, a peninsula worktop with a breakfast bar feature, radiator, under wall and floor unit lighting, a useful under stairs storage cupboard, a wall mounted consumer unit, ceiling spotlights, an opening to the snug.

Snug
A light and bright snug currently being used as an office with fitted wall and floor storage units with a worktop, a UPVC double glazed window, ceiling spotlights, UPVC double glazed patio doors leading to the private and enclosed rear garden.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing
Balustrade with glass panelling, radiator, a UPVC double glazed window, roof access hatch, pendular ceiling lights, doors leading to first floor rooms.

Bedroom One
A double bedroom with a radiator, a UPVC double glazed window, ceiling light.

Bedroom Two
A double bedroom with a radiator, a UPVC double glazed window, ceiling light.

Bedroom Three
With a radiator, a UPVC double glazed window, ceiling light.

Bathroom
A well presented family bathroom with timber effect vinyl flooring, a low-level WC, a wash hand basin over vanity unit, a panelled bath, an enclosed electric shower, a heated towel rail, a UPVC double glazed windows, tiled walls, ceiling spotlights.

Driveway
On approach to the property, you are met with a private and enclosed block paved driveway with an area laid to concrete providing valuable off street parking for a variety of vehicles. To the side lies the UPVC double glazed private entrance leading to the hallway.

Garage
An excellent extended single garage with an up and over entrance door, access to power and electric, ceiling lights.

Rear Garden
A wonderful private and enclosed rear garden opening onto light stone-effect porcelain tiles, an area laid to artificial lawn, a water supply tap, wall lights. To the rear a timber framed sheltered seating area with access to power and electric and a ceiling light, idyllic for relaxing, adjacent lies a timber door leading to the utility room. To the side an area laid to concrete where the garage entrance resides and a timber gate leading to the front of the property.

Utility Room
A useful utility space with timber effect vinyl flooring, a worktop with an inset stainless steel sink, space and plumbing for appliances, ceiling light.

Services
Mains water, electric, drainage and gas.

Heating System
Gas central heating.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/699b6a7c4f4c42ed89f680e286745b39

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

3D Floor Plan
https://my.giraffe360.com/3dflp/j1ob87n

Access
Public Highway























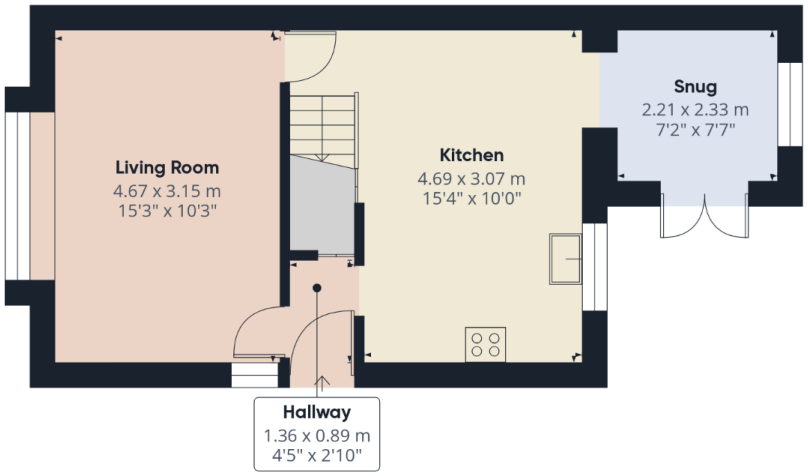



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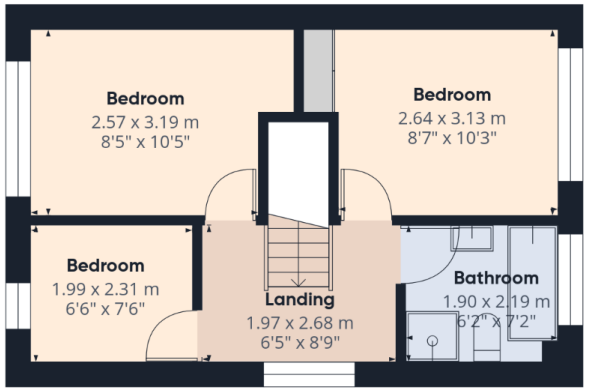




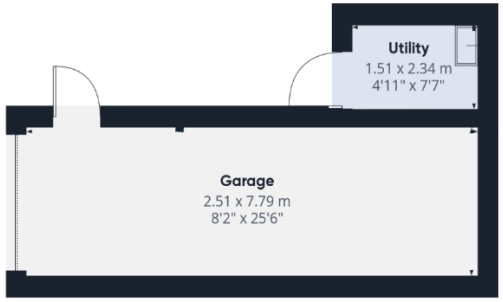




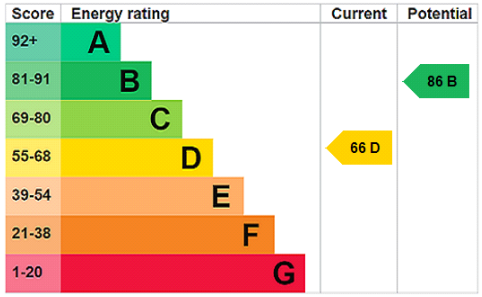
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area(1)

93.3 m²

1004 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 I info@davidplaister.co.uk I

www.davidplaister.co.uk