

3 Lanthony Close Weston-Super-Mare BS24 7AR

£289,950

marktempler

RESIDENTIAL SALES







#### PROPERTY TYPE

Semi-detached house



#### HOW BIG

878.80 sq ft



#### BEDROOMS

3



#### RECEPTION ROOMS

2



#### BATHROOMS

1



#### WARMTH

uPVC double glazing and gas fired central heating



#### PARKING

Off street and garage



#### OUTSIDE SPACE

Front and rear



#### EPC RATING

C



#### COUNCIL TAX BAND

C



Three-bedroom family home situated on the edge of Weston-super-Mare in a quiet cul-de-sac location - 3 Lanthony Close fantastic semi-detached property offers well-balanced living accommodation, along with a modern social layout, and also allows convenient access to local amenities that include Herons Moor School, doctor surgery, along with major road networks, and transport links. Set out traditionally over two floors, the light and airy accommodation comprises of; entrance hall with wc off, sitting room that opens into a kitchen diner that spans the rear of the property, ideal for modern living. This social space opens into a conservatory that in turn opens out to the rear garden. Upstairs offers three bedrooms and a family shower room.

The rear garden is enclosed and enjoys a wonderful degree of privacy and is bordered on two sides by a variety of shrubs, bushes, and trees. Currently ideally laid out for children to enjoy with an area laid to lawn for them to burn off energy, while an area laid to patio for the adults provides a space for summer entertaining. To the front, a low-level hedge encloses and a fence encloses a pathway providing access to the main entrance with the driveway to the side providing off-street parking and also providing access to the single garage.

Lanthony Close is a popular and quiet cul-de-sac, ideally located for easy access to both Worle and Weston Milton railway stations, Herons Moor School, and junction 21 of the M5, being a short drive. Further benefits of this superb location, include being only a short distance from a range of local amenities, to include but not limited to Hutton Moor Leisure Centre, local shopping facilities and Weston sea front.



## Wonderful three bedroom family home, situated within a popular, quiet cul-de-sac



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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A selection of secondary and primary schools

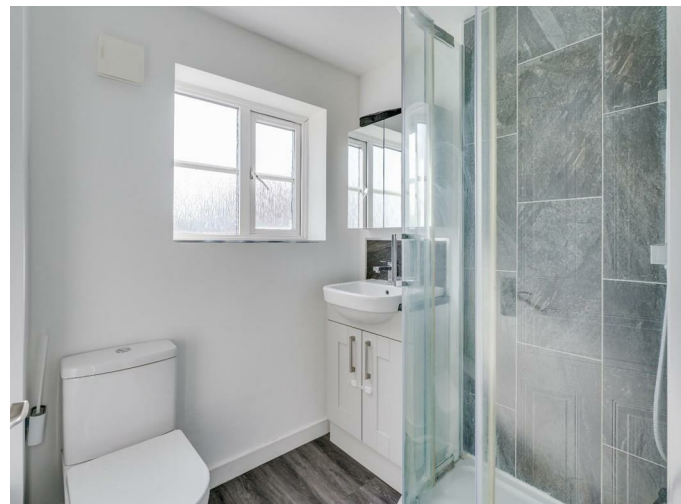
Mainline railway station

Shopping promenade & centre

A selection of recreational venues,  
public houses & restaurants

Access to the M5 motorway network  
via junction 21/22

Weston beach and seafront



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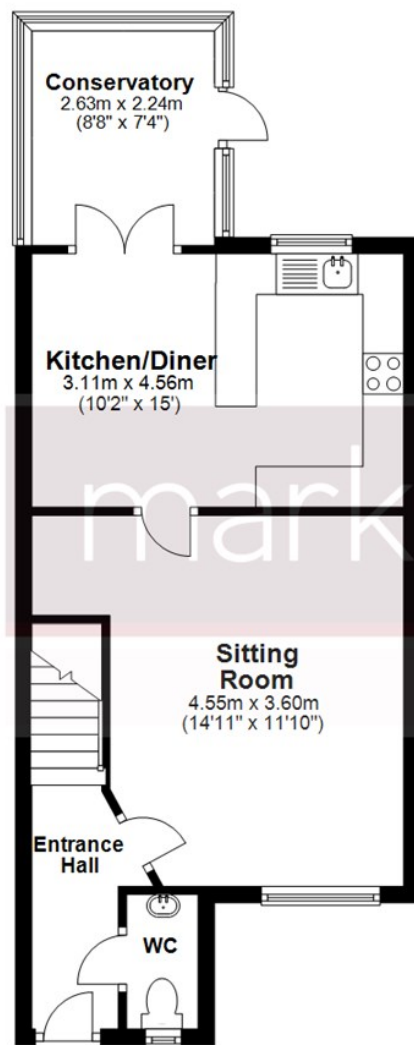






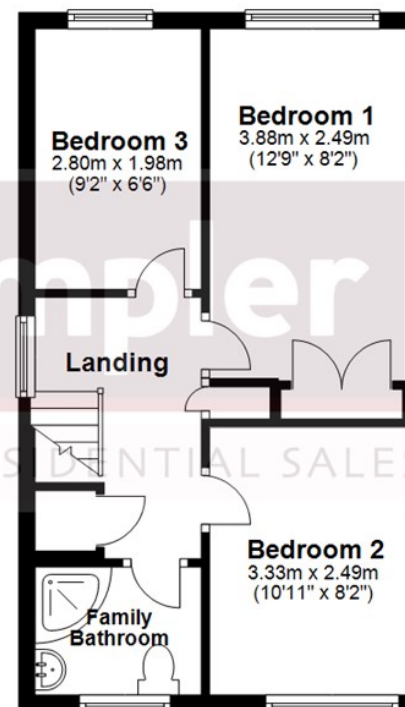
### Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.