



## 8 GRAY ROW

Weston-super-Mare, BS24 7NU

Price £274,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* NO CHAIN - TWO PARKING SPACES \* This modern and immaculate three bedroom house is an ideal first home in a fantastic modern development. With newly opened primary and secondary schools just round the corner and easy access to transport links and amenities, all making this perfect for families and commuters. Comprising in brief, entrance hall with downstairs cloakroom, lounge, kitchen/dining room, three good size bedrooms with en-suite and built-in wardrobe to master, along with family bathroom. Externally benefitting a good size rear garden and two allocated parking spaces to the front. We highly recommend a viewing to appreciate what this property has to offer.

## Situation

1.49 miles - Landing Light Pub  
 1.00 miles - Morrisons Supermarket  
 0.45 miles - Co-op Convenience Shop  
 1.64 miles - Junction 21, M5 Motorway  
 3.02 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating																					
Current	Potential																				
<table border="1"> <tr> <td>Very energy efficient - lower running costs</td> <td></td> </tr> <tr> <td>(92 plus) <b>A</b></td> <td></td> </tr> <tr> <td>(81-91) <b>B</b></td> <td></td> </tr> <tr> <td>(69-80) <b>C</b></td> <td></td> </tr> <tr> <td>(55-68) <b>D</b></td> <td></td> </tr> <tr> <td>(39-54) <b>E</b></td> <td></td> </tr> <tr> <td>(21-38) <b>F</b></td> <td></td> </tr> <tr> <td>(1-20) <b>G</b></td> <td></td> </tr> <tr> <td>Not energy efficient - higher running costs</td> <td></td> </tr> </table>	Very energy efficient - lower running costs		(92 plus) <b>A</b>		(81-91) <b>B</b>		(69-80) <b>C</b>		(55-68) <b>D</b>		(39-54) <b>E</b>		(21-38) <b>F</b>		(1-20) <b>G</b>		Not energy efficient - higher running costs		<table border="1"> <tr> <td><b>97</b></td> </tr> <tr> <td><b>85</b></td> </tr> </table>	<b>97</b>	<b>85</b>
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# PROPERTY DESCRIPTION

## Entrance Hall

5'3" x 4'3" (1.60m x 1.30m)

Composite front door opening into the hall, radiator and doors to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to front, suite comprising low level WC and hand wash basin with taps over and tiled surround, consumer unit and radiator.

## Lounge

19'0" x 14'4" max measurements (5.79m x 4.37m max measurements)

uPVC double glazed window to front, stairs rising to the first floor landing, thermostat controls, two radiators and door to;

## Kitchen/Dining Room

14'4" x 11'9" (4.37m x 3.58m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching modern eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating combination boiler, ample space for dining table and chairs, under-stair storage cupboard, radiator and uPVC double glazed doors opening to the garden.

## Landing

Loft access and doors to;

## Bedroom One

11'9" x 10'1" max measurements (3.58m x 3.07m max measurements )

uPVC double glazed window to rear, radiator, generous built-in wardrobe and door to;

## En-suite

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with shower over and tiled surround, radiator and extractor.

## Bedroom Two

13'9" x 7' (4.19m x 2.13m)

uPVC double glazed window to front and radiator.

## Bedroom Three

9'6" x 7' (2.90m x 2.13m)

uPVC double glazed window to front, above stair storage cupboard and radiator.

## Bathroom

Modern fitted suite comprising low level WC, hand wash basin with tap over and tiled surround, panelled bath with taps over and tiled surround, radiator and extractor.

## Rear Garden

Recently landscaped rear garden with two generous paved areas and artificial lawn laid to the remainder, generous gated walkway to rear creating side access.

## Allocated Parking

Situated to the front of the property is allocated parking for two vehicles.

## Agent Note

We have been advised this property is FREEHOLD with an area charge of roughly £200 per annum for upkeep.

## Material Information

We have been advised the following;

Gas- Mains

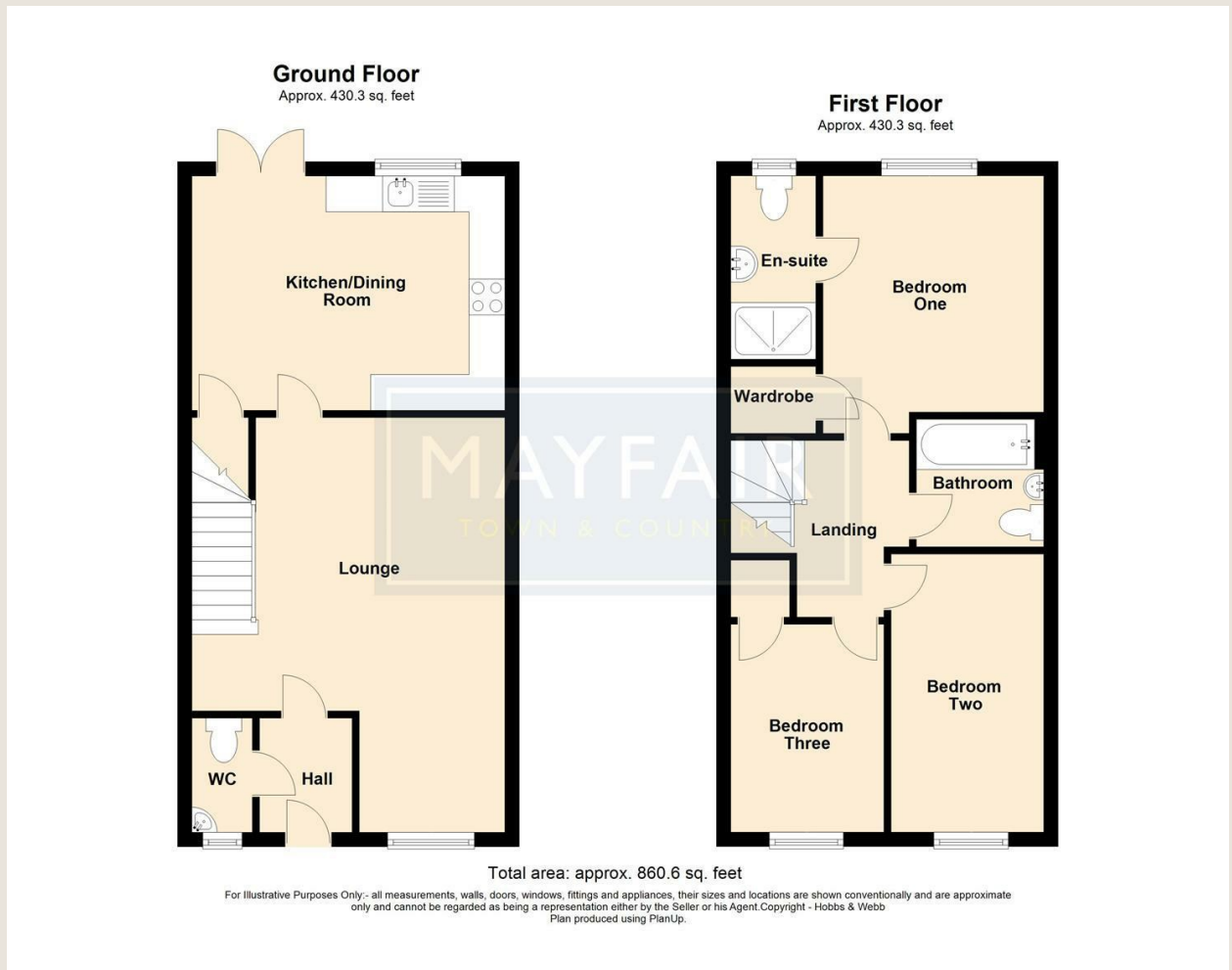
Electricity- Mains

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](http://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](http://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](http://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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

