



## SPRINGWELL HOUSE, 7 LOWER KEWSTOKE ROAD

Weston-Super-Mare, BS22 9JB

Price £470,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* £5K REDUCTION! \* Mayfair Town & Country are thrilled to welcome to the market Springwell House - an impressive 16th century cottage on Worle Hillside. The unique and extended property offers spacious accommodation throughout where the current vendors have made an array of improvements during their ownership.

The ground floor enjoys an entrance vestibule, family room with feature log burner, sitting room, kitchen/dining room, conservatory, utility room with downstairs cloakroom and door to the integral garage.

Two staircases give access to the first floor, with the first from the family room to the main landing and its access to the bedrooms and the refitted bathroom. The second staircase gives access between the fourth bedroom with an en-suite and the kitchen/dining room.

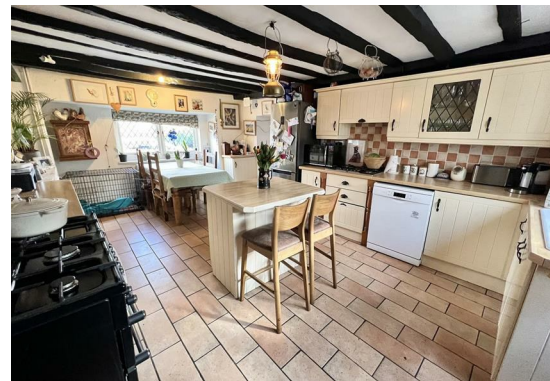
Externally boasting a good size, south facing rear garden and space in front of the property allowing for an off street parking space and access to the garage.

## Situation

- 0.13 miles - The Nut Tree Pub
  - 0.15 miles - Worle High Street
  - 0.85 miles - Worle Train Station
  - 0.70 miles - Priors Secondary School
  - 0.70 miles - Sainsburys Supermarket
  - 1.40 miles - Junction 21 of the M5 Motorway
- All distances are approximate and sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Vestibule

Updated solid oak front door opening into the entrance vestibule with glazed windows to either side, tiled flooring and internal door opening to;

## Family Room

16'4" × 16'0" (4.98m × 4.88m)

Dual aspect windows to rear and front with bay window seat, feature wood burner set into recess fireplace with stone base and wooden mantel, oak flooring, radiator, stairs rising to the first floor landing and doors to;

## Sitting Room

15'7" × 14'3" (4.75m × 4.34m)

Window to front with bay window seat, window to rear, patio doors opening to the garden, capped feature fireplace with tiled surround and wooden mantel, radiator and television point.

## Kitchen/Dining Room

16'6" × 12'5" (5.03m × 3.78m)

Dual aspect with windows to front and rear, the kitchen is fitted with a range of matching and in keeping eye and base level units with complimentary worktops over and tiled surround, inset sink with adjacent drainer and mixer tap over, inset gas hob with extractor over, freestanding range cooker (subject to negotiation) with extractor over, moveable island with additional storage, ample space for dining table and chairs, tiled flooring, radiator, door to stairs rising to the fourth bedroom and rear door opening to;

## Conservatory

9'8" × 7'11" (2.95m × 2.41m)

uPVC double glazed construction with door to the garden and door to;

## Utility Room

8'6" × 8'3" (2.59m × 2.51m)

Worktop area with space and plumbing for washing for washing machine

and tumble dryer, built-in storage cupboard with hand wash basin and taps over, tiled flooring, door to internal garage and door to;

## Downstairs Cloakroom

White suite comprising low level WC and corner hand wash basin with taps over.

## Landing

Three windows to rear, loft access and doors to;

## Bedroom One

16'3" × 13'10" (4.95m × 4.22m)

Dual aspect windows to front, rear and side with multiple bay window seats, capped feature fireplace, radiator and high ceilings.

## Bedroom Two

13'4" × 11'8" max (4.06m × 3.56m max)

Window to front aspect, internal high level and obscure window to hallway and radiator

## Bedroom Three

11'5" × 10'8" (3.48m × 3.25m)

Window to front, hardwood flooring, radiator, door to bedroom four and door to landing.

## Bedroom Five

8'3" × 8'6" (2.51m × 2.59m)

Window to front and radiator.

## Updated Family Bathroom

Window to rear, the bathroom has been refitted with a modern white suite and comprises a low level WC, hand wash basin with mixer tap over and set into storage vanity unit, 'L' shape panelled bath with mains rainfall shower over and separate handheld showerhead attachment, towel radiator, thermal tiled flooring, tiled walls, extractor and downlights.

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## Bedroom Four

18'0" x 7'7" (5.49m x 2.31m)

Dual aspect with windows to front and rear, radiator, stairs leading down to the kitchen/dining room, airing cupboard housing the gas central heating boiler, rear door opening to potential roof terrace and door to;

## En-suite

White suite comprising low level WC, hand wash basin with taps over and shower cubicle with tiled surround.

## Rear Garden

Stepping from the conservatory or sitting room onto a paved area with a few steps leading up to the idyllic rear garden, mostly laid to lawn with a beautiful array of mature trees, shrubs and plants, multiple entertaining areas and ample outdoor storage.

## Integral Garage & Parking

14'1" x 9'1" (4.29m x 2.77m)

The garage has large doors opening to the front, power, lighting and courtesy door to the utility room. Situated in front of the garage is off street parking space for at least one vehicle.

## 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).

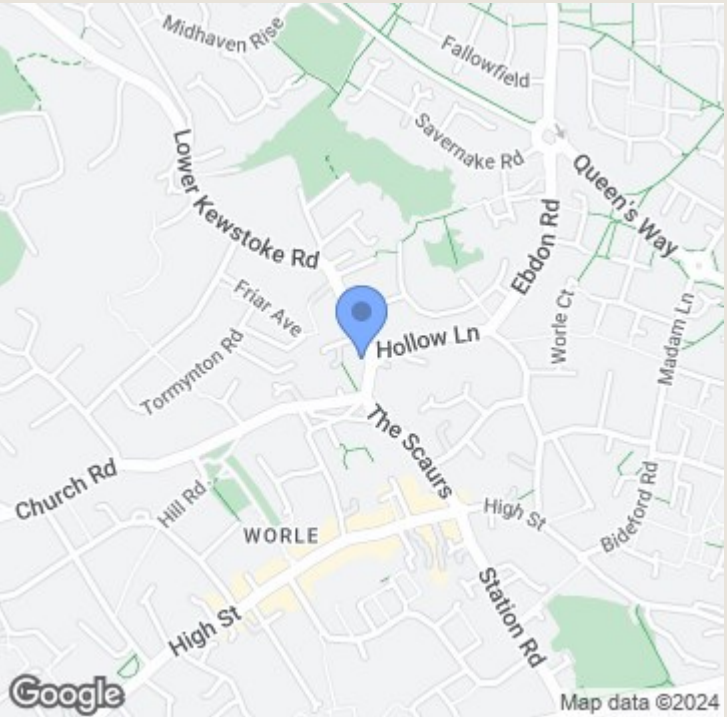
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

