



3 LYNDHURST ROAD

Weston-Super-Mare, BS23 4JX

Price £345,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

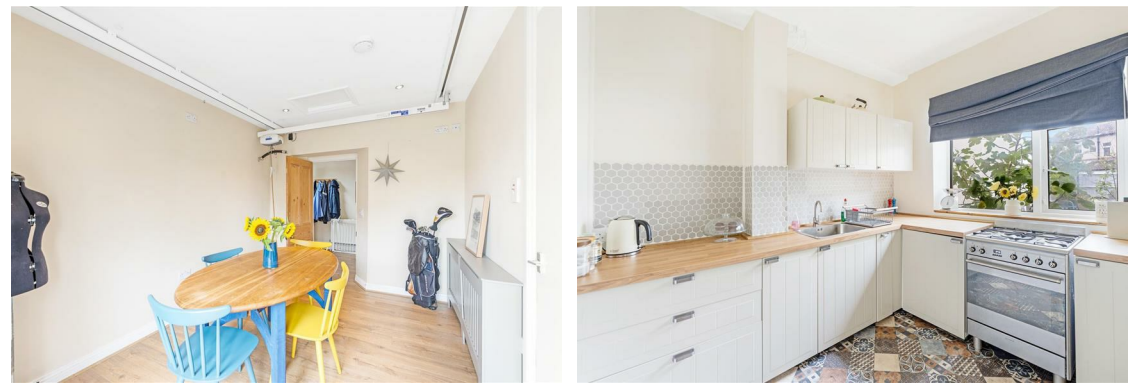
\* EXTENDED FAMILY HOME WITH NO CHAIN! \* Conveniently positioned within stone's throwing distance of the sea front, local shops, schools and on a tree lined road resides this spacious semi-detached Victorian home. Offering space for all the family with the ground floor boasting a light and airy entrance hallway with under-stair utility cupboard, lounge with bay window, dining room, refitted kitchen and a generous size ground floor bedroom/family room with bathroom. Upstairs benefits three good size bedrooms and four-piece family bathroom. Externally the property enjoys a low maintenance and sunny corner plot garden. A wonderful family home that is ready to move into for the next family to enjoy.

## Situation

0.35 miles - Weston Sea Front  
 0.76 miles - Weston Train Station  
 0.27 miles - Weston Golf Course  
 0.28 miles - Broadoak Secondary School  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(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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## Hallway

Composite front door opening into the hallway with stairs rising to the first floor landing, under-stair storage cupboard/utility with space and plumbing for washing machine and tumble dryer, wall mounted gas central heating combination boiler and consumer unit, oak engineered flooring, radiator, coving and doors to;

## Lounge

15'4" x 14'1" (4.67m x 4.29m)  
Double glazed bay window to front, feature open fireplace, oak engineered flooring, coving and television point.

## Dining Room

11'9" x 11'5" (3.58m x 3.48m)  
Double glazed patio door opening to the garden, fireplace surround, radiator and oak engineered flooring.

## Kitchen

8'11" x 9'3" (2.72m x 2.82m)  
Double glazed window to side, the kitchen is fitted with a range of base units with complementary worktop over and tiled surround, inset stainless steel sink with mixer tap over, integrated fridge/freezer, space for gas cooker, radiator and tiled flooring.

## Bedroom Four/Family Room

12'3" x 9'2" (3.73m x 2.79m)  
uPVC double glazed patio doors opening to the garden, a versatile room which can be utilised as an additional reception room or convenient ground floor bedroom with its own bathroom, radiator, downlights, oak engineered flooring and door to;

## Bathroom

8'3" x 6'3" (2.51m x 1.91m)  
Obscure uPVC double glazed window to side, suite comprising WC, hand

wash basin with tap over, panelled bath with mixer taps over and electric shower over, tiled walls and wet room style flooring, radiator and extractor.

## Landing

uPVC double glazed window to side, hardwood flooring and doors to;

## Bedroom One

15'7" x 11'10" (4.75m x 3.61m)  
uPVC double glazed bay window to front, oak engineered flooring and radiator.

## Bedroom Two

11'10" x 11'1" (3.61m x 3.38m)  
uPVC double glazed window to rear, oak engineered flooring and radiator.

## Bedroom Three

8'4" x 8'2" (2.54m x 2.49m)  
Dual aspect uPVC double glazed windows to front and side, radiator and oak engineered flooring.

## Four-Piece Bathroom

9'2" x 8'5" (2.79m x 2.57m)  
uPVC double glazed window to rear, four-piece family bathroom comprising low level WC, hand wash basin set into storage vanity drawer unit with mixer tap over and tiled surround, corner shower cubicle with mains shower over and tiled surround, freestanding roll top and claw feet bath with taps over, radiator and extractor.

## Garden

Enjoying a south facing aspect, the garden benefits a corner plot position which is mostly laid to low maintenance and attractive paving with a flower boarder, the remainder is laid to a decorative stone, outside tap, storage shed and uPVC double glazed doors to the dining room and bedroom four/family room. Enclosed mainly from brick walls and partially fencing.

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## Material Information

We have been advised the following;

Parking- Please be advised there is no allocated parking with this property.

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).





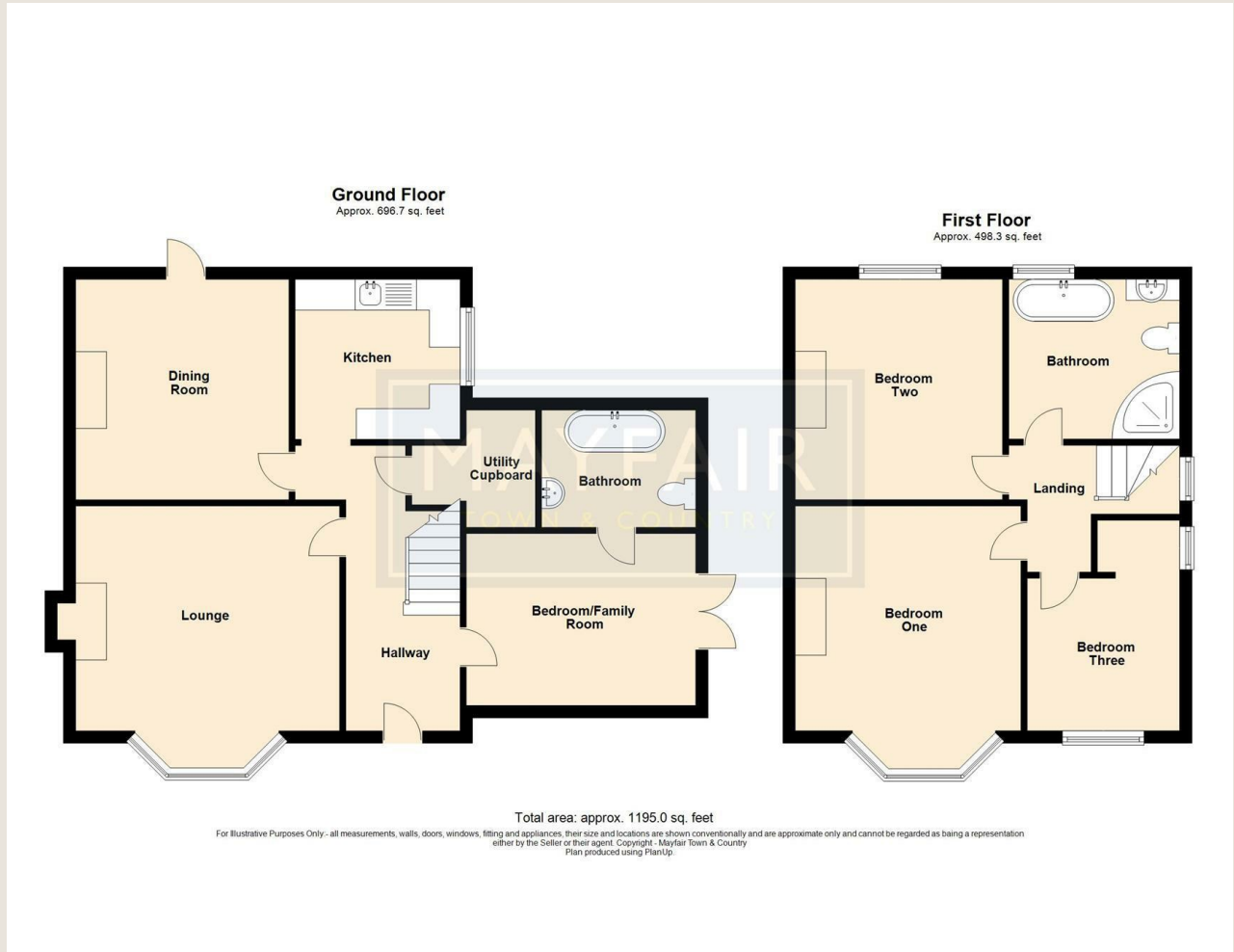












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

