



153 EARLHAM GROVE
Weston-Super-Mare, BS23 3LQ

Price £279,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

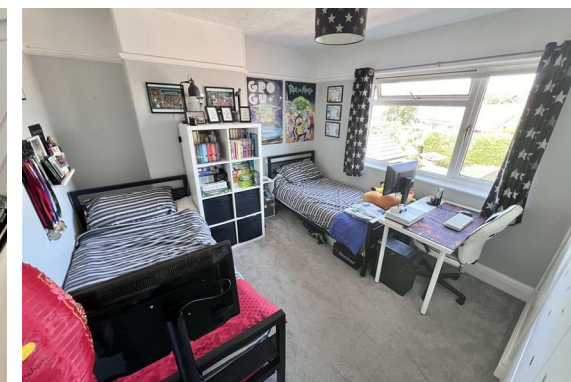
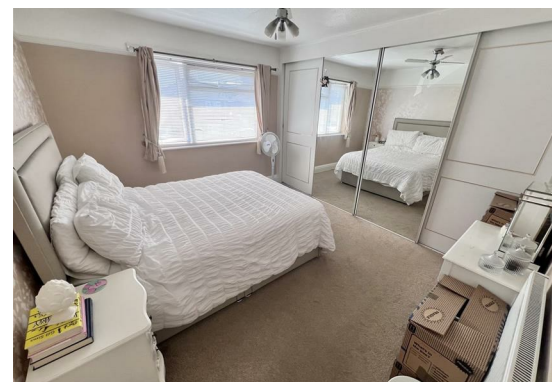
* EXTENDED & VERSITILE HOME WITH NEW BOILER! * This three/four bedroom semi-detached house offers that extra bit of living space or those in need of an ground floor/additional bedroom. The extended ground floor boasts entrance hall, lounge/ground floor bedroom, family room, dining room and kitchen. Upstairs enjoys three good size bedrooms and bathroom. Externally the property benefits a great size rear garden with garage and off street parking. Conveniently located in Milton with easy access to local schools, shops and transport links, making this ideal for families or commuters.

Situation

- 0.08 miles - Bus Stop
 - 1.12 miles - Weston Sea Front
 - 0.55 miles - Milton Train Station
 - 2.71 miles - Junction 21 of the M5
 - 0.12 miles - Nuffield Leisure Centre
 - 0.16 miles - Ashcombe Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hallway

14'5" x 6'0" (4.39m x 1.83m)

Lounge/Potential Bedroom

13'6" x 12'4" (4.11m x 3.76m)

Family Room

12'11" x 10'10" (3.94m x 3.30m)

Dining Room

10'5" x 9'0" (3.18m x 2.74m)

Kitchen

16'4" x 7'5" (4.98m x 2.26m)

First Floor Landing

9'1" x 5'11" (2.77m x 1.80m)

Bedroom One

12'5" x 10'3" (3.78m x 3.12m)

Bedroom Two

12'5" x 10'7" (3.78m x 3.23m)

Bedroom Three

8'0" x 5'11" (2.44m x 1.80m)

Bathroom

5'11" x 5'4" (1.80m x 1.63m)

Rear Garden

A good size, private and mostly laid to lawn two paved areas, the rear garden enjoys a great deal of sun throughout the day.

Garage

16'4" x 9'1" (4.98m x 2.77m)

Shared driveway leading to a gate which opens to the garden and creates access to the garage with an up and over door to the front.

Off Street Parking

The front of the property is laid to hardstanding providing off street parking.

Material Information

We have been advised the following;

Gas- Mains

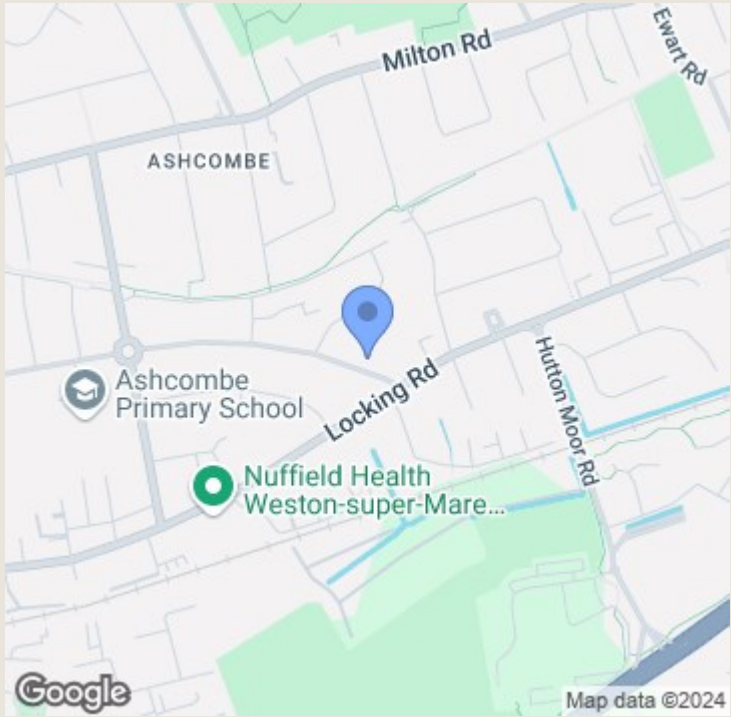
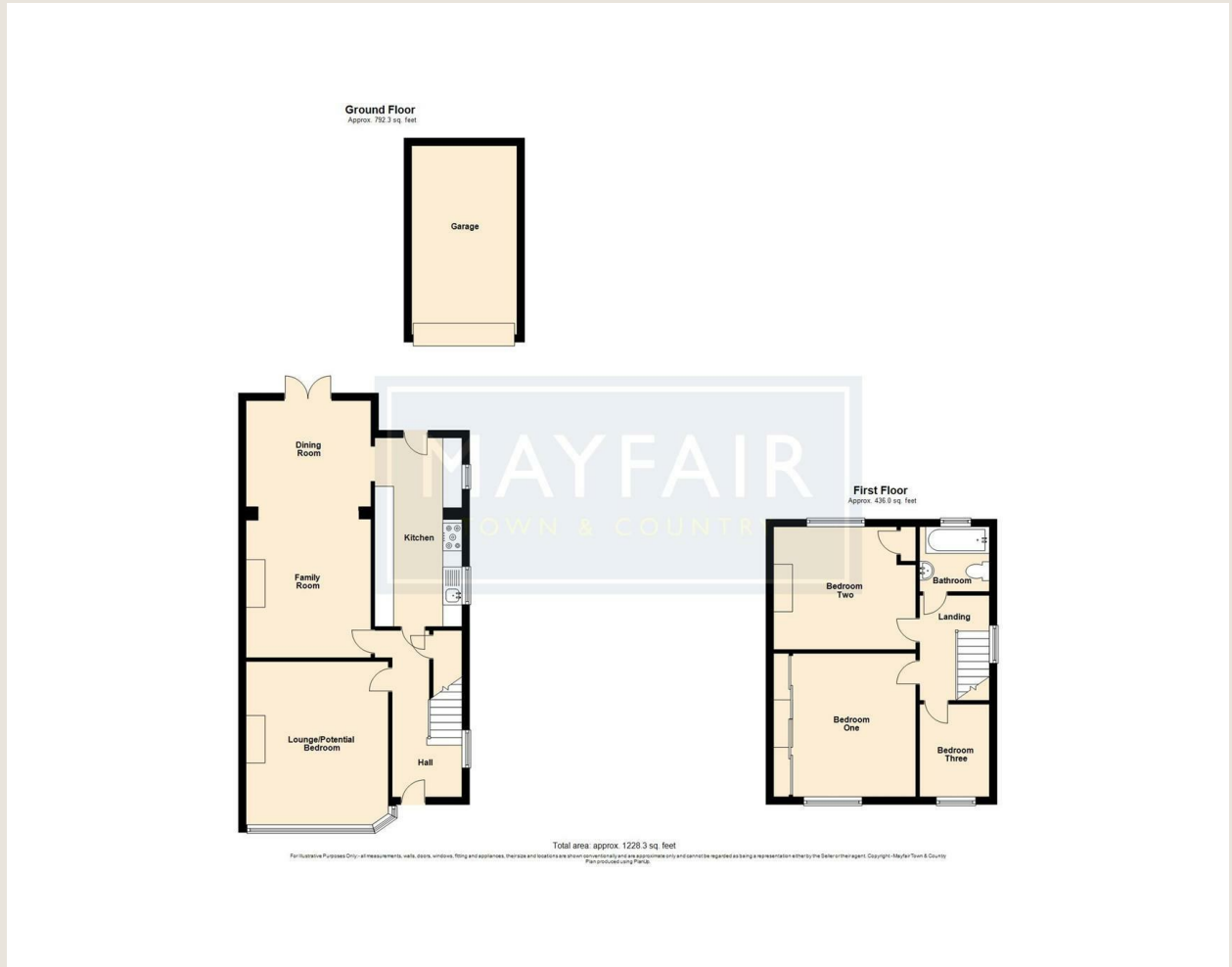
Electricity- Mains

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.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at 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.



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

