



## 10 MILES ROW

Weston-Super-Mare, BS24 8BW

Price £262,500

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* FANTASTIC PRICE, GARAGE & NO CHAIN! \* Calling all first time buyers and buy to let investors to this immaculate semi-detached home with an over 22FT GARAGE. Comprising in brief, hallway with downstairs cloakroom, kitchen/diner, lounge, three good size bedrooms and bathroom. Externally the property enjoys a good size and low maintenance rear garden, large garage and off street parking for two vehicles. All the makings for an ideal family home with easy access to popular primary and secondary schools, along with commuter links to the M5. We highly recommend a viewing to appreciate the condition of this property and with no onward chain complications, we don't anticipate this property being available for long.

## Situation

2.96 miles – Junction 21, M5  
 0.30 miles - Lidl Supermarket  
 1.52 miles - Weston Sea Front  
 1.22 miles – Milton Train Station  
 0.22 miles - Haywood Village Academy  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 95        |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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

Composite front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator, updated laminate flooring and doors to;

## Downstairs Cloakroom

6'6" x 3'8" (1.98m x 1.12m)

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

## Kitchen/Dining Room

16'4" x 9'9" (4.98m x 2.97m)

Dual aspect uPVC double glazed windows to front and side, the kitchen is fitted with a range of eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric fan assisted oven, space and plumbing for fridge/freezer, washing machine and dishwasher, wall mounted gas central heating combination boiler, ample space for dining table and chairs, radiator and updated laminate flooring.

## Lounge

16'9" x 9'6" (5.11m x 2.90m)

uPVC double glazed window to rear, television point, radiator and patio door opening to the garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom One

14'11" x 8'4" (4.55m x 2.54m)

Dual aspect uPVC double glazed windows to front and side, radiator.

## Bedroom Two

11'10" x 9'11" (3.61m x 3.02m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

9'10" x 8'3" (3.00m x 2.51m)

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

## Bathroom

Obscure uPVC double glazed window to rear, white suite comprising low level WC, hand wash basin and panelled bath with taps and mains shower over partially tiled walls, radiator and extractor.

## Rear Garden

Fully enclosed by fencing with gated side access to the front of the property and courtesy door to the garage. The garden benefits from being low maintenance and comprises a generous amount of paving and decorative slate with paved stepping stones.

## Garage & Driveway

22'11" x 9'10" (6.99m x 3.00m)

The garage has an up and over door to the front, power, lighting and courtesy door to the garden. The driveway allows off street parking for two vehicles with gated access to the garden.

## Leasehold Information

We have been advised this property has a 999 year lease which commenced in 2016 when the property was built. There is an annual ground rent of £150.

Our vendor has advised they would be willing to purchase the freehold while a prospective sale was going through, depending on the agreed purchase price.

## 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).

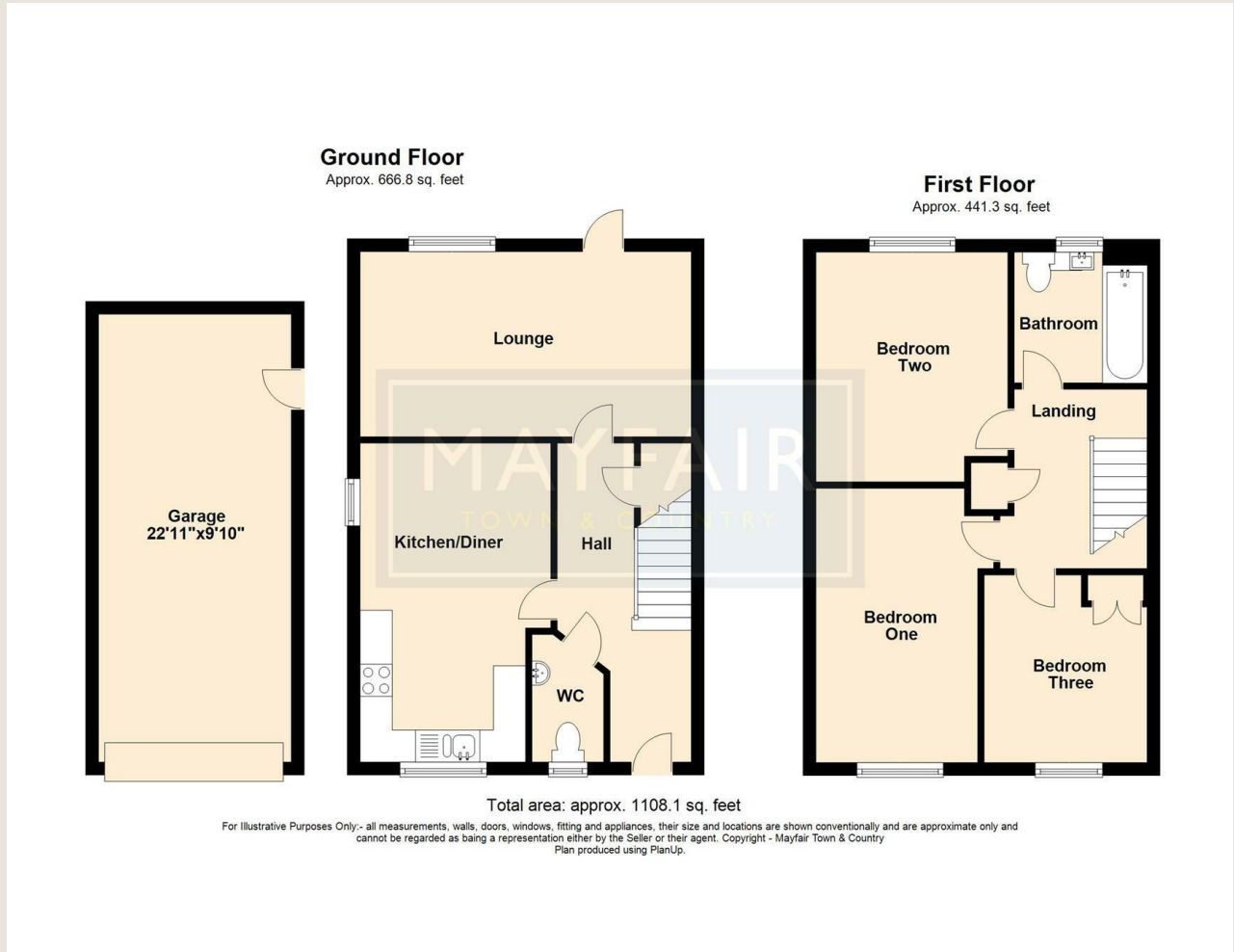
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

