



27 NIMBUS ROAD

Weston-Super-Mare, BS24 8DJ

Price £269,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* OVER 22FT DETACHED GARAGE * An ideal family home with a generous corner plot garden. Situated in the popular Haywood Village development with fantastic access to local schools, shops and transport links, including Junction 21 of the M5. Comprising in brief, entrance hall, downstairs cloakroom, lounge, kitchen/diner, three bedrooms with en-suite to the master bedroom and bathroom. Outside enjoys a south facing corner plot garden with access to the generous detached garage and driveway. We highly recommend arranging a viewing at your earliest opportunity.

Situation

0.55 miles - Lidl Supermarket
 2.65 miles - Junction 21 of the M5
 0.65 miles - Flowerdown Retail Park
 0.06 miles - Co-op Convenience Shop
 0.11 miles - Haywood Village Primary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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

Entrance Hall

Enter via partially glazed composite door, stairs rising to the first floor landing, consumer unit, radiator, open archway to the lounge and door to;

Downstairs Cloakroom

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

Lounge

14'4" x 11'11" (4.37 x 3.63)

Double glazed window to front, under stair storage cupboard, radiator, television and telephone point and door to;

Kitchen/Diner

15'2" x 8'10" (4.62 x 2.69)

Double glazed window to rear, the kitchen comprises a range of matching eye and base level units with tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, wall mounted and concealed combination boiler, ample space for dining table and chairs, radiator and patio doors opening to the garden.

Landing

Loft access, generous storage cupboard and doors to;

Bedroom One

11'10" x 9'5" max measurements (3.61 x 2.87 max measurements)

Double glazed window to front, radiator, above stair storage cupboard and door to;

En-suite

6'2" x 5'2" (1.88 x 1.57)

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

Bedroom Two

9'0" x 7'7" (2.74 x 2.31)

Double glazed window to rear and radiator.

Bedroom Three

7'8" x 5'11" (2.34 x 1.80)

Double glazed window to rear and radiator.

Bathroom

5'11" x 5'10" (1.80 x 1.78)

Obscure double glazed window to side, suite comprising low level WC, hand wash basin with taps over, panelled bath with taps over and tiled surround, radiator and extractor.

Corner Plot Garden

Low maintenance and south facing rear garden that comprises multi-layered areas mostly laid to artificial grass and a paved entertaining area, courtesy door to the garage and gated access to the driveway.

Detached Garage & Driveway

22'11" x 10'5" (6.99 x 3.18 (6.98 x 3.17))

The garage has an up and over door to the front, power, lighting and side courtesy door opening to the garden. To the front of the garage is the drive with space for a vehicle.

Material Information

We have been advised the following:

Tenure- Please be advised that this property is LEASEHOLD, on a 999 year lease from construction in 2016 with a ground rent of £150 per year.

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.

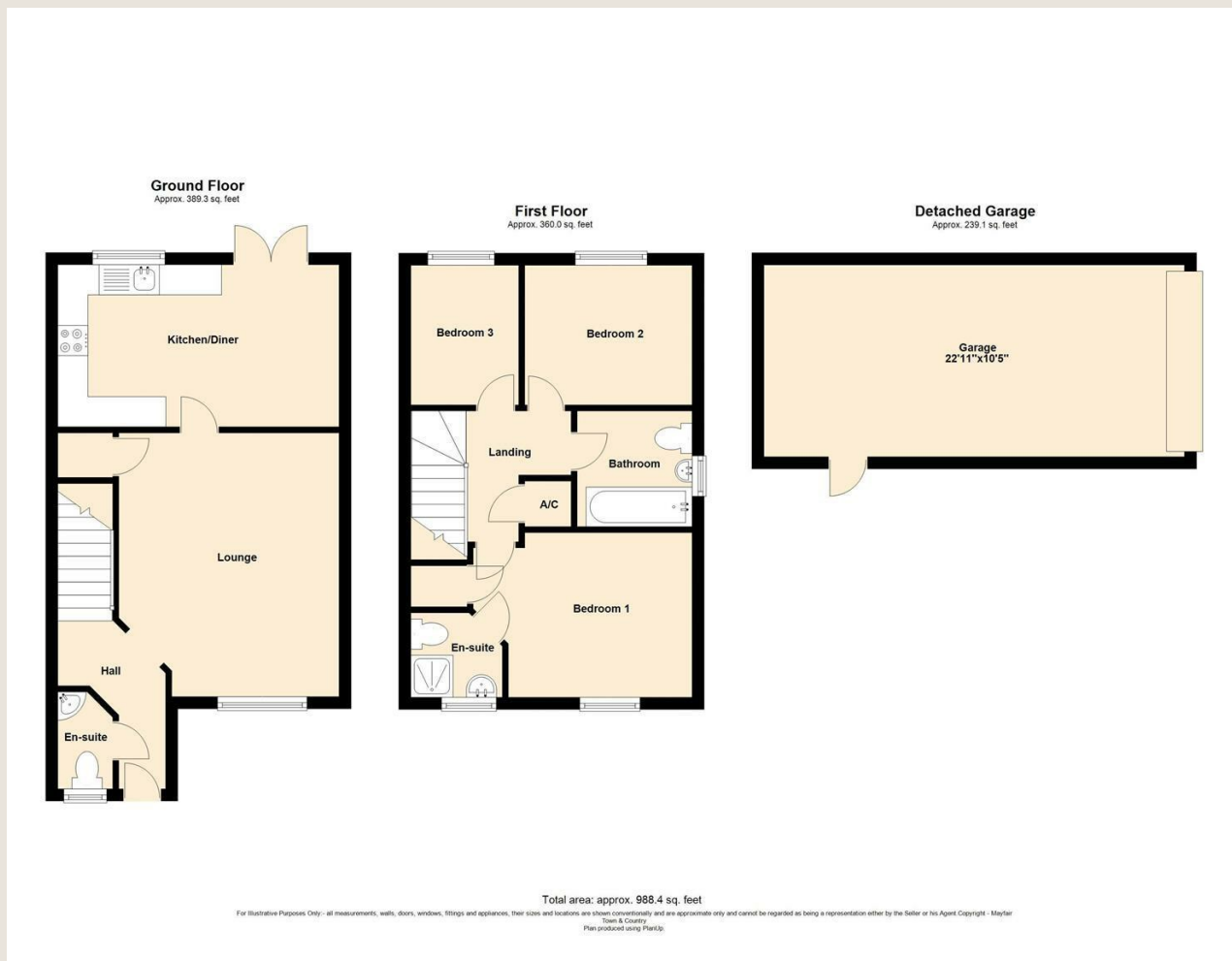
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

