



2 TIGER MOTH ROAD
Weston Super Mare, BS24 8DL

Price £269,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* Unexpectedly back on the market * * 22FT GARAGE & NO CHAIN! * Mayfair Town & Country are pleased to welcome to the market this immaculate modern family home with no onward chain complications. The ground floor enjoys an entrance hall with downstairs cloakroom, lounge with under-stair storage cupboard and the kitchen/dining room with doors to the sunny rear garden. Upstairs boasts three good size bedrooms with an en-suite to the master bedroom and family bathroom. Externally the property benefits a good size, low maintenance and south/westerly facing rear garden, over 22FT garage and off street parking for at least two vehicles. We highly recommend a viewing to appreciate what this property has to offer.

Situation

0.58 miles - Lidl Supermarket
 2.60 miles - Junction 21 of the M5
 0.63 miles - Flowerdown Retail Park
 0.09 miles - Co-op Convenience Shop
 0.15 miles - Haywood Village Primary School
 Distances are approximate & sourced from Google Maps

The local area

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		96
(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, consumer unit, radiator, laminate flooring and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, white suite comprising low level WC and hand wash basin with taps over and mixer tap over, radiator and vinyl flooring.

Lounge

14'4" x 11'4" (4.37m x 3.45m)
uPVC double glazed window to front, under-stair storage cupboard, laminate flooring, television point, telephone point, radiator and door to;

Kitchen/Dining Room

15'2" x 9'7" (4.62 x 2.92)
uPVC double glazed window to rear, the kitchen comprises a range of eye and base units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring electric hob and extractor over, space for fridge/freezer and plumbing for washing machine and dishwasher, wall mounted gas central heating combination boiler, ample space for dining table and chairs, radiator and uPVC double glazed French doors to rear garden.

Landing

Storage cupboard, loft access and doors to;

Bedroom One

11'7" x 9'6" max (3.53m x 2.90m max)
uPVC double glazed window to front, above stair storage cupboard, radiator, internet point and door to;

En-Suite

Obscure uPVC double glazed window to front, white suite comprising low

level WC, hand wash basin with taps over and tiled surround, corner shower cubicle with mains shower over and tiled surround, radiator and extractor.

Bedroom Two

9'0" x 7'7" (2.74m x 2.31m)
uPVC double glazed window to rear and radiator.

Bedroom Three

7'7" x 5'11" (2.31 x 1.80)
uPVC double glazed window to rear and radiator.

Bathroom

White suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps over and tiled surround, radiator and extractor.

Rear Garden

Enjoying a sunny south/westerly facing, the rear garden is enclosed by fencing with a courtesy side gate creating access to the front of the property. Stepping from the kitchen/dining room onto a generously paved entertaining area and an outside tap, with the remainder of the garden laid to artificial lawn with a decorative stone boarder.

Front Garden

Laid to stones and potential to be used as an additional parking space.

Garage & Driveway

22'11" x 9'10" (6.99m x 3.00m)
That garage has an up and over door, power and lighting with a boarded pitched roof storage area with pull down ladder. To the front of the garage is the driveway providing off street parking.

Leasehold Information

We have been advised this property has a 999 year lease which commenced

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in 2016 when the property was built. There is an annual ground rent of £150.

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

