



**73 NEW BRISTOL ROAD**

Weston-Super-Mare, BS22 6AJ

**Price £269,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

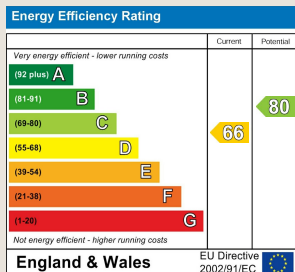
\* DOUBLE GARAGE & NO CHAIN \* Conveniently positioned with easy access to bus routes, schools and amenities resides this ideal three bedroom home. Ready for a new owner to put their own stamp on it, this home comprises in brief, entrance hall, lounge, extended kitchen/dining room, downstairs cloakroom, three bedrooms and refitted shower room. Externally benefitting a manageable size and low maintenance rear garden, large double garage and ample off street parking. With no onward chain complications, we highly recommend a viewing to see the potential this loved family home has to offer.

## Situation

4 meters - Bus Stop  
 0.25 miles - Worle High Street  
 0.64 miles - Worle Train Station  
 1.29 miles - Junction 21 of the M5  
 0.20 miles - Worle Secondary School  
 0.37 miles - Mead Vale Primary School  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Porch

7'10" x 5'6" (2.39m x 1.68m)

uPVC double glazed front door opening into the entrance porch, uPVC double glazed windows to front and side, door to;

## Hallway

10'9" x 6'11" (3.28m x 2.11m )

Stairs rising to the first floor landing, radiator and doors to;

## Lounge

13'10" x 11'11" (4.22m x 3.63m)

uPVC double glazed window to front, electric fireplace, radiator, television point, door to the kitchen/dining room.

## Kitchen/Dining Room

19'4" x 12'7" max (5.89m x 3.84m max)

uPVC double glazed window to rear, the kitchen comprises a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, gas hob with extractor over, mid-height electric double oven, space and plumbing for washing machine, dishwasher, fridge and freezer, wall mounted gas central heating combination boiler, ample space for dining table and chairs, uPVC double glazed door opening to the garden, door to the lounge and door to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to rear, suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, towel radiator.

## Landing

uPVC double glazed window to side, generous storage cupboard, radiator, loft access and doors to;

## Bedroom One

11'11" x 10'1" (3.63m x 3.07m)

uPVC double glazed window to front, built-in wardrobes and dressing table, hand wash basin set into drawer vanity unit, radiator.

## Bedroom Two

11'0" x 10'11" (3.35m x 3.33m)

uPVC double glazed window to rear, built-in storage cupboard and radiator. Wash hand basin inset into storage cupboard with hot and cold taps.

## Bedroom Three

8'1" x 6'10" (2.46m x 2.08m)

uPVC double glazed window to front and radiator.

## Shower Room

7'9" x 5'7" (2.36m x 1.70m)

Obscure uPVC double glazed window to rear, refitted suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over, walk-in shower, fully tiled walls and flooring, down lights, towel radiator and extractor.

## Rear Garden

The manageable size, courtyard style rear garden is laid to paving and enclosed by fencing with a courtesy side gate opening to the driveway which has been utilised as an extension to the garden.

## Double Garage & Driveway

18'9" x 20'0" max (5.72m x 6.10m max)

The garage has two up and over doors with glazed windows to rear, power and lighting. The driveway is block paved and provides off street parking for multiple vehicles or the option to be used as an extension to the rear garden for entertaining.

## 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).

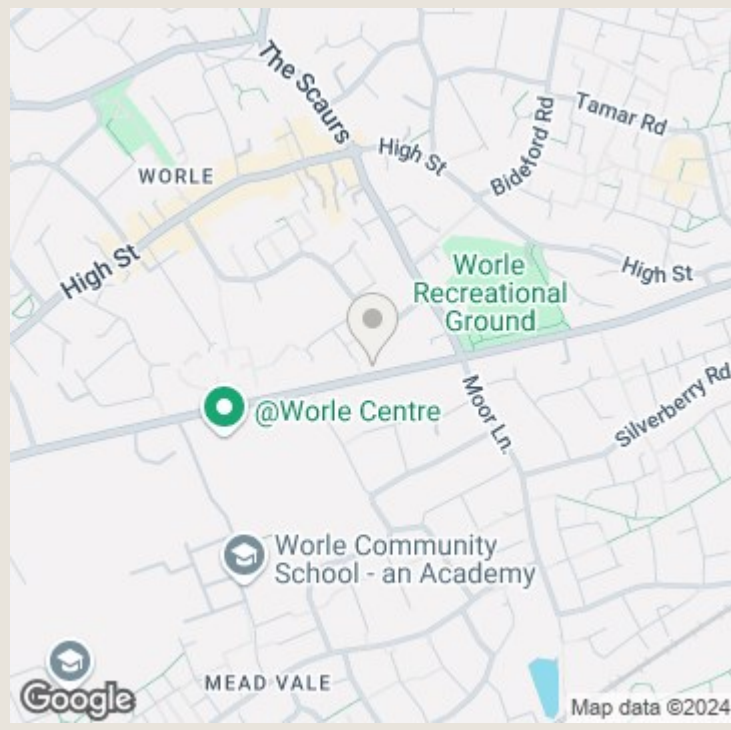
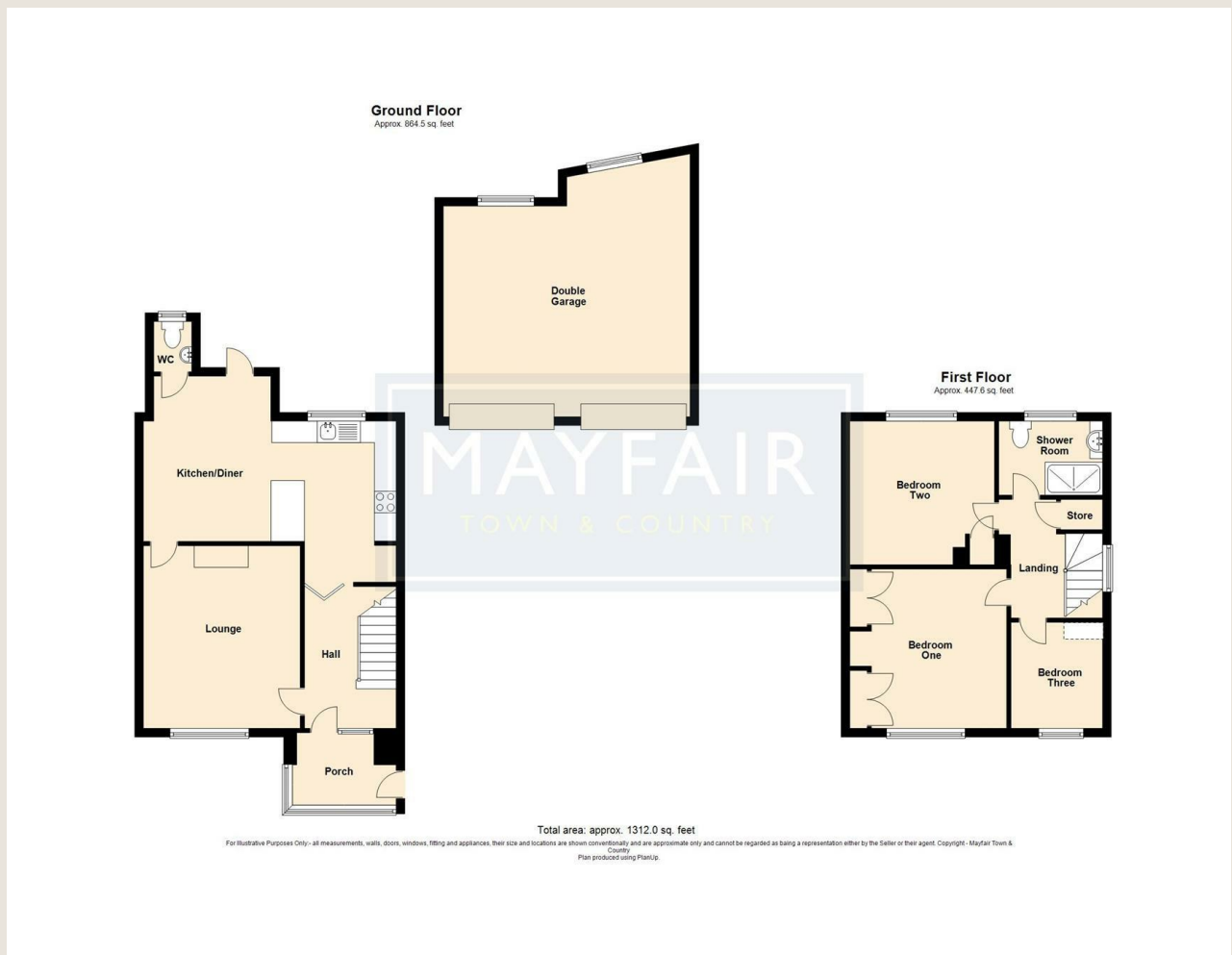
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

