



8 LOMBARDY CLOSE
Weston-Super-Mare, BS22 8LZ

Price £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

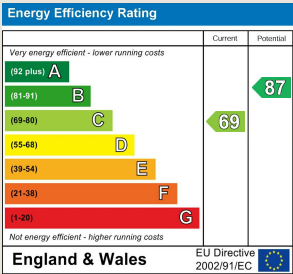
* IDEAL FIRST TIME BUY / BUY TO LET INVESTMENT * Calling all first time buyers to this ideal three bedroom semi-detached home, tucked away in a quiet cul-de-sac within popular Locking Castle. Comprising in brief; Entrance hall with downstairs cloakroom, lounge, kitchen / dining room, conservatory, three good sized bedrooms and bathroom. Externally the home enjoys a good sized rear garden and off street parking for up to three vehicles. Ideal for commuters with easy access to the M5, Milton Train Station and bus routes - Along with close proximity to popular shops.

Situation

84 meters - Bus Stop
0.44 miles - Tesco Express
0.50 miles - Milton Train Station
1.66 miles - Junction 21 of the M5
0.55 miles - Flowerdown Retail Park
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, double glazed window to side, stairs rising to the first floor landing, radiator, laminate flooring and doors to;

Downstairs Cloakroom

Obscured double glazed window to front, white suite comprising low level W/C and hand wash basin with taps over and tiled surround, radiator and consumer unit.

Lounge

15'6" x 11'5 max (4.72m x 3.48m max)

Double glazed window to front, under-stair storage cupboard, radiator, television and telephone points, laminate flooring and door to;

Kitchen / Dining Room

14'10" x 8'8" (4.52m x 2.64m)

uPVC double glazed windows to rear with one overlooking the garden and the other into the conservatory. The kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset ceramic sink with adjacent drainer and mixer tap over, freestanding gas cooker with extractor over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, ample space for dining table and chairs, laminate flooring, radiator and sliding doors to;

Conservatory

11'6" x 10'2" (3.51m x 3.10m)

Double glazed windows to rear and both sides, tiled flooring and double door opening out to the garden.

Landing

Double glazed window to side, radiator, loft access and doors to;

Bedroom One

13'0" x 8'6" (3.96m x 2.59m)

Double glazed window to front and radiator.

Bedroom Two

11'7" x 8'6" max (3.53m x 2.59m max)

Double glazed window to rear and radiator.

Bedroom Three

6'9" x 6'1" (2.06m x 1.85m)

Double glazed window to front, radiator and airing cupboard housing the hot water tank and storage.

Bathroom

6'3" x 6'1" (1.91m x 1.85m)

Obscured double glazed window to rear, white suite comprising low level W/C, hand wash basin with mixer tap over, L-shaped bath with mixer tap and shower over, tiled walls and flooring, radiator and extractor.

Rear Garden

The garden enjoys being low maintenance with the majority laid to decorative stones with planter border and central paved entertaining area, large shed and courtesy gate to the driveway. The owners have recently updated the rear fencing.

Driveway

The driveway provides off street parking for up to three vehicles.

Front Garden

Partially laid to lawn with planter border to the front and two feature trees, the paved walkway leads to the front door.

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.

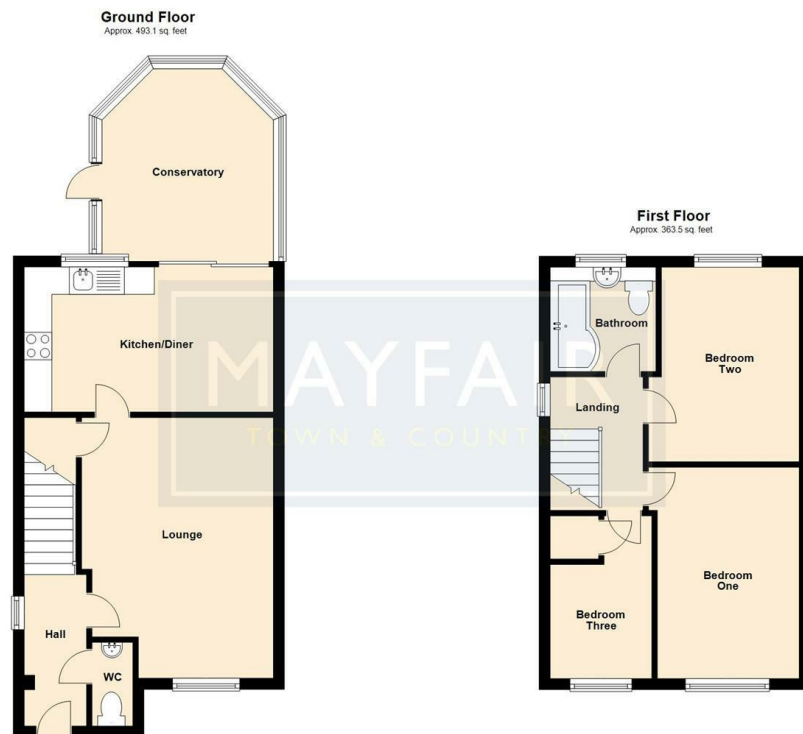
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





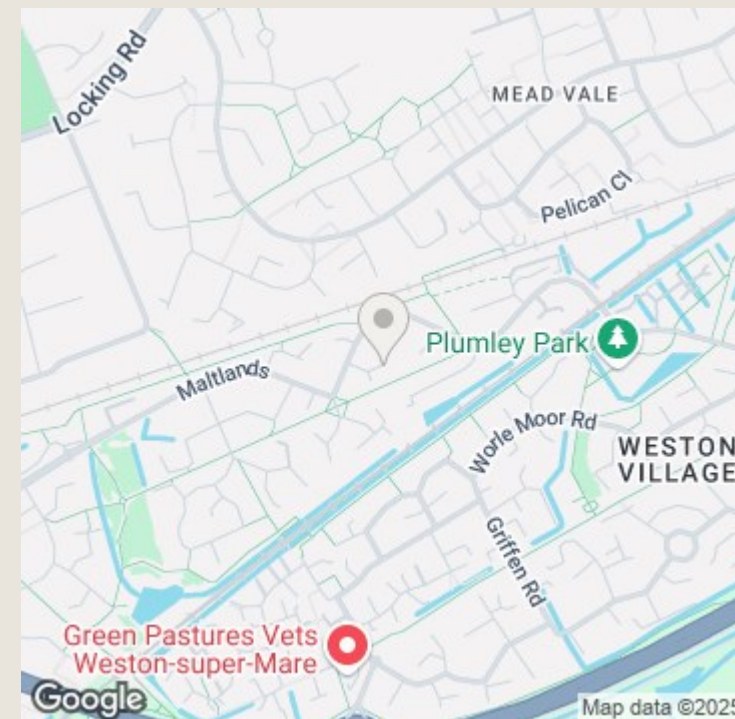






Total area: approx. 856.7 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp



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

