



8 IVY LANE

Weston-Super-Mare, BS24 7AX

Asking Price £335,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

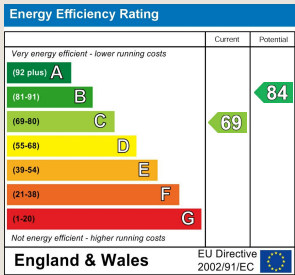
**\* VERSATILE CONVERTED GARAGE \*** Located in a quiet cul-de-sac in Locking Castle with fantastic commuter links and access to amenities resides this well presented detached home. Offering a great deal of ground floor living space which comprises in brief, hallway with downstairs cloakroom, lounge, kitchen/dining room with separate utility room and an additional reception room/potential fourth bedroom within the converted garage. Upstairs enjoys three good size bedrooms with en-suite to master and family bathroom. The property benefits from a good size, sunny and private rear garden with off street parking for four - five vehicles to the front. We highly recommend a viewing at your earliest convenience.

## Situation

0.30 miles - Morrisons  
0.60 miles - Worle Train Station  
1.15 miles - Junction 21 of the M5  
0.16 miles - Herons Moor Primary School  
Distances are approximate & sourced from Google Maps

## Local Authority

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



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## Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing, laminate flooring, consumer unit, radiator and doors to;

## Downstairs Cloakroom

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

## Lounge

12'11" x 12'1" max (3.94m x 3.68m max)

uPVC double glazed bay window to front, radiator, telephone and television point, laminate flooring.

## Kitchen/Dining Room

18'0" x 10'8" max (5.49m x 3.25m max)

uPVC double glazed window to rear, the modern fitted kitchen comprises a range of matching eye and base level units with solid wood worktops over, inset composite one and half sink with adjacent drainer and mixer tap over, four ring gas hob with extractor above and electric oven below, integrated dishwasher, fridge and freezer, laminate flooring, radiator, under-stair storage cupboard, ample space for dining table and chairs, double glazed sliding doors to the garden and archway to;

## Utility Room

5'9" x 5'2" (1.75m x 1.57m)

Obscure uPVC double glazed courtesy door to the side, wall and base units matching those of the kitchen with worktop space over and inset stainless steel sink with adjacent drainer and mixer tap over, wall mounted and concealed gas central heating boiler, space and plumbing for washing machine and tumble dryer.

## Reception/Possible Fourth Bedroom

16'11" x 8'6" (5.16m x 2.59m)

Dual aspect uPVC double glazed windows to front and rear, radiator. A versatile room which is currently used as a playroom but could also be utilised as an additional reception room or possible ground floor bedroom.

## Landing

uPVC double glazed window to side, above stair airing cupboard housing the hot water tank and storage, radiator and doors to;

## Bedroom One

12'11" x 10'11" max (3.94m x 3.33m max)

uPVC double glazed window to front, built-in double door wardrobes and drawer units, radiator and door to;

## En-suite

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with mixer tap over and corner shower cubicle with mains shower over, tiled walls and flooring, towel radiator and extractor.

## Bedroom Two

9'8" x 7'10" (2.95m x 2.39m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

8'0" x 7'10" (2.44m x 2.39m)

uPVC double glazed window to rear and radiator.

## Bathroom

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

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## Rear Garden

Enjoying a westerly facing aspect, the rear garden is impressively private and benefits low maintenance. Mostly laid to paving, ideal for entertaining with raised flower planters to the rear and an area of artificial lawn, the paved walkway leads to the courtesy door into the utility room and the side gate creating access to the front of the property.

## Driveway & Front Garden

The driveway provides off street parking for up to three vehicles and with the front garden laid to decorative stones this creates additional off street parking for another one to two more vehicles.

## 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](https://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](https://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](https://map.n-somerset.gov.uk/DandE.html).





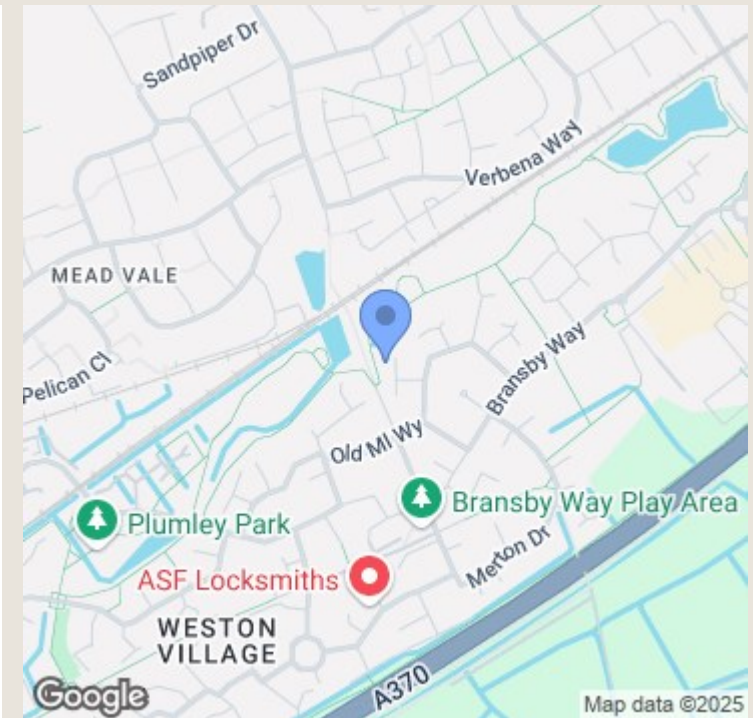
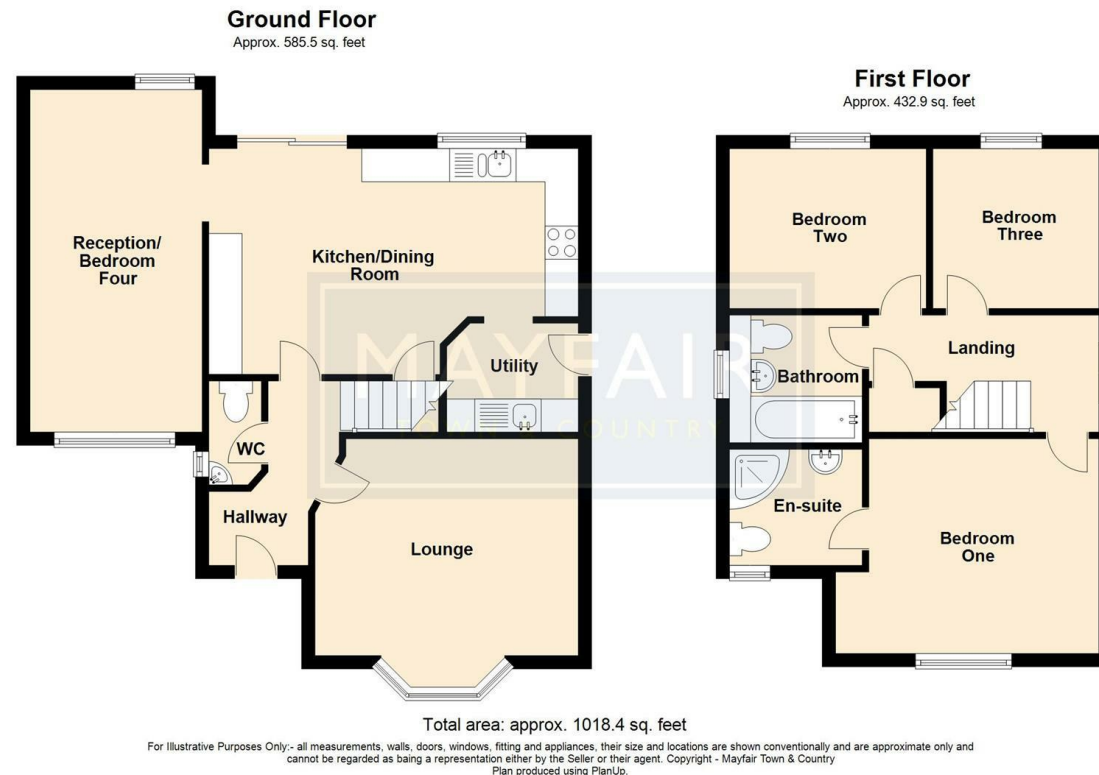












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

