



10A HILL ROAD

Weston-Super-Mare, BS23 2RX

Offers Over £252,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

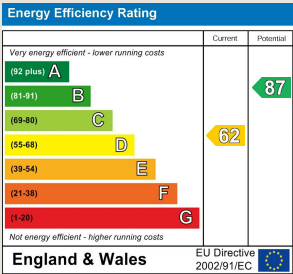
* IMMACULATE VICTORIAN HOME * Full of charm, lovingly maintained and only a stone's throw from Weston's amenities resides this wonderful family home. Boasting an array of character features with modern twists this end-of-terrace house comprises in brief; Entrance hall, lounge with feature log burner, dining room with under-stair utility cupboard, Howdens fitted kitchen, two double bedrooms and refitted bathroom. Externally the property enjoys a good sized and low maintenance rear garden and driveway providing off street parking for two vehicles. All while benefitting from uPVC double glazing throughout with updated front and back door, gas central heating with a combination boiler and generous size boarded loft. A charming property that can only be appreciated in person, call us to today to arrange your viewing.

Situation

0.15 miles - Bus Stop
0.23 miles - The Boulevard
0.64 miles - Weston Sea Front
0.43 miles - Weston Train Station
0.18 miles - Christ Church Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hallway

Updated composite front door opening into entrance hall with the consumer unit, opening to;

Lounge

13'11" x 13'1" max (4.24m x 3.99m max)

uPVC double glazed window to front with shelving and storage, feature log burner with original tiled hearth and wooden mantel, recessed shelving to one side and feature swivel bookcase, two tall radiators, television and telephone point, hardwood flooring and archway to;

Dining Room

11'1" x 9'9" (3.38m x 2.97m)

uPVC double glazed window to rear overlooking the garden, stairs rising to the first floor landing, under-stair storage / utility cupboard housing space and plumbing for washing machine, storage cupboard housing the gas central heating combination boiler, radiator, hardwood flooring and archway to;

Kitchen

8'7" x 7'2" (2.62m x 2.18m)

uPVC double glazed window to side overlooking the garden, the Howdens fitted kitchen comprises a range of matching eye and base level units with solid wood worktops over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric fan assisted oven, space for fridge / freezer, space and plumbing for integrated dishwasher, laminate flooring and updated uPVC double glazed door opening to the garden.

Landing

Split-level landing with doors to;

Bedroom One

12'1" x 9'1" (3.68m x 2.77m)

uPVC double glazed window to front, feature decorative fireplace and radiator.

Bedroom Two

12'1" x 9'11" max (3.68m x 3.02m max)

uPVC double glazed window to rear, tall radiator and loft access.

Loft

12'0" x 8'10" (3.66m x 2.69m)

Boarded and insulated with lighting, power and 'Velux' window to rear. Eaves storage to both sides.

Refitted Bathroom

Beautifully refitted the bathroom's white suite comprises a low level W/C, hand wash basin with wall mounted mixer tap over, panelled bath with mains shower and wall mounted taps, tiled walls, built-in storage units, extractor and towel radiator.

Rear Garden

A generous size and low maintenance, the rear garden is mostly laid to an attractive block paving with feature bay tree, hedges and flower beds, raised decked entertaining area, outdoor power sockets, bin storage, side gate access and storage measuring 6'10" x 3'3" with power and lighting.

Driveway

Situated to the front of the property is the driveway laid to decorative stones with updated fencing to both sides, providing off street parking for two vehicles.

Material Information

We have been advised the following;

Agent Note - We have been advised the attached neighbouring property has right of access through the garden of this property to access the road.

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.

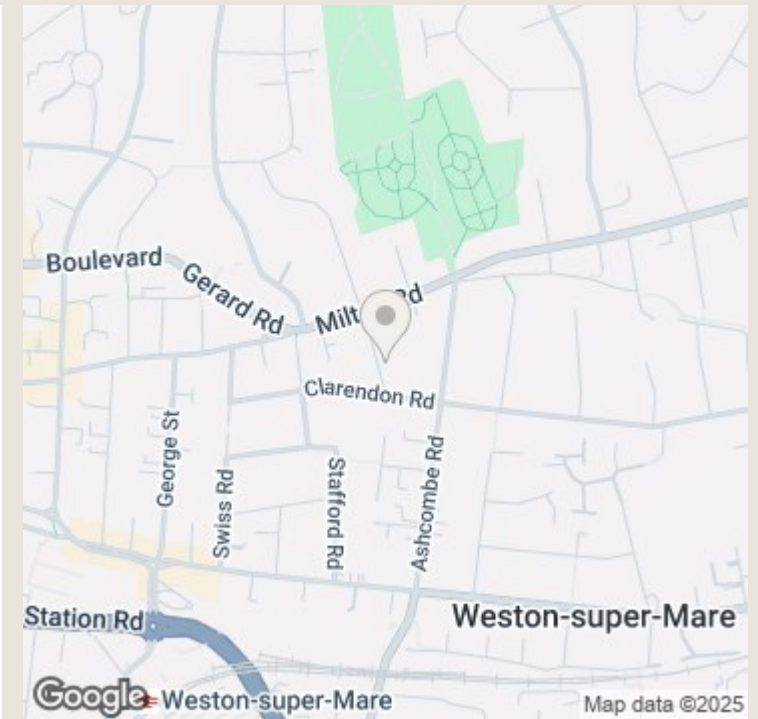
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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

