



8 EYERS ROAD

Weston-Super-Mare, BS24 7EY

Price £299,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

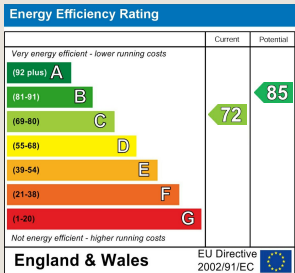
* DETACHED WITH NO CHAIN! * Tucked away in a quiet road resides this ideal three bedroom link-detached home. Well presented and comprising in brief, entrance hall with storage cupboard and downstairs cloakroom, lounge with door to the garden, spacious kitchen/dining room, three good size bedrooms with generous walk-in shower room en-suite and family bathroom. Externally the property boasts a good size and low maintenance rear garden with access to the garage and the driveway which provides off street parking for two vehicles. Only a stone's throw from ideal commuter links, schools and amenities - along with no onward chain complications, we highly recommend a viewing at the earliest opportunity.

Situation

0.61 miles - Morrisons
1.47 miles - Junction of the M5
0.78 miles - Flowerdown Retail Park
0.91 miles - Worle Parkway Train Station
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, suite comprising low level WC and hand wash basin, extractor and radiator.

Lounge

17'2" x 10'2" (5.23m x 3.10m)

uPVC double glazed window to rear, feature electric fireplace, television point, two radiators and uPVC double glazed patio doors opening to the garden.

Kitchen/Diner

16'11" x 9'10" (5.16m x 3.00m)

Dual aspect uPVC double glazed windows to front and rear, the kitchen comprises a range of matching eye and base level units with worktop over and tiled surround, inset sink with adjacent drainer and mixer tap over, inset hob with extractor over and electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating boiler, ample space for dining table and chairs, radiator and tiled flooring.

Landing

uPVC double glazed window to front, airing cupboard housing the hot water tank, loft access, radiator and doors to;

Bedroom One

10'6" x 10'5" (3.20m x 3.18m)

uPVC double glazed window to rear, radiator and door to;

En-suite

Obscure uPVC double glazed window to rear, refitted suite comprising low level WC, hand wash basin with taps over and walk-in shower with electric shower over and tiled surround, radiator and extractor.

Bedroom Two

11'11" x 8'11" (3.63m x 2.72m)

uPVC double glazed window to rear and radiator.

Bedroom Three

10'2" x 7'8" max (3.10m x 2.34m max)

uPVC double glazed window to front and radiator.

Rear Garden

Enclosed by fencing, the rear garden is a generous size. Mostly laid to a low maintenance decorative stone with two areas laid to paving. Side gate to the driveway and courtesy door to the garage.

Garage & Driveway

17'4" x 8'10" (5.28m x 2.69m)

The garage has an electric roller front door, power, lighting and courtesy door to the garden. In front of the garage is the driveway providing off street parking for two vehicles.

Front Garden

Enclosed by picket fencing, the front garden is laid to decorative stones.

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.

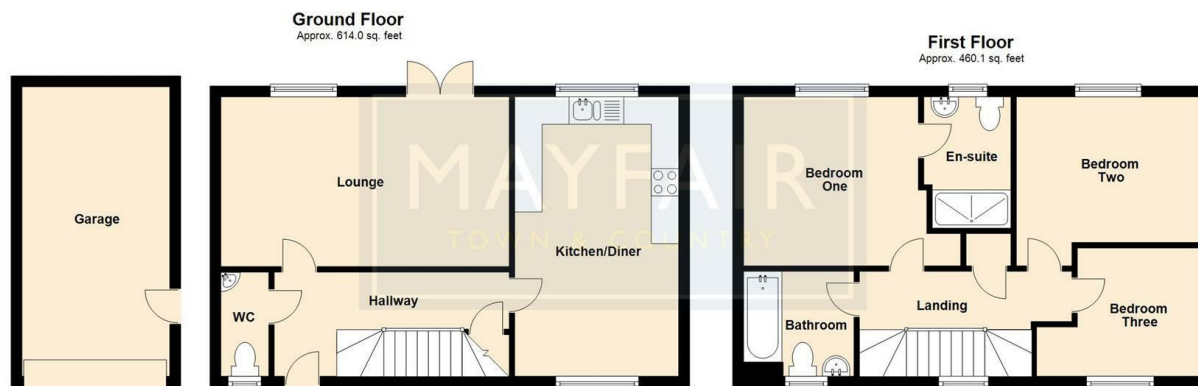
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





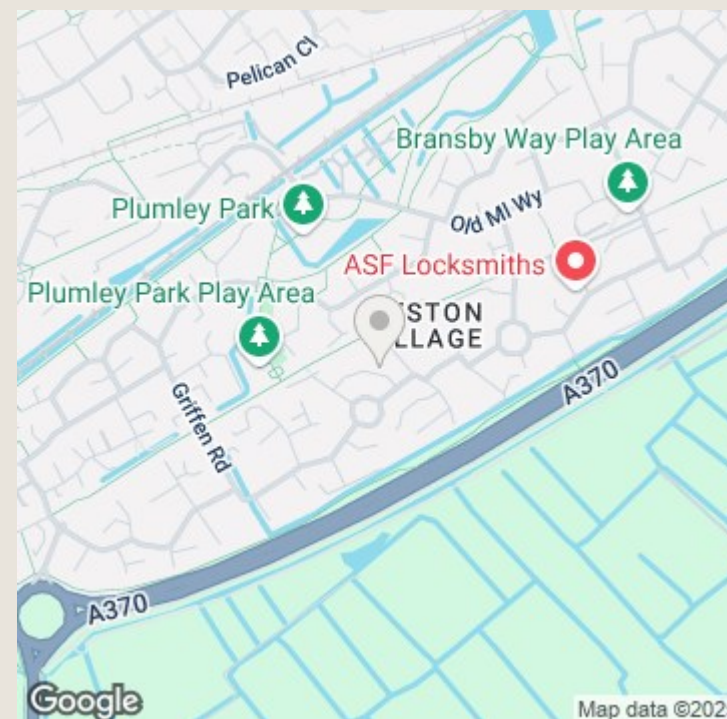






Total area: approx. 1074.1 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fitting 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

