



24 CHESHAM ROAD NORTH

Weston-Super-Mare, BS22 8AD

Price £349,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* ABUNDANCE OF POTENTIAL - PROBATE NOW GRANTED! * Lovingly maintained and located in an immensely sought after cul-de-sac within Milton resides this semi-detached home with an impressive westerly facing rear garden. With its classic 1930's design and spacious layout, it presents an excellent canvas for modernisation, allowing you to create your dream home.

This spacious 1930's home comprises in brief; Entrance hall, sitting room, dining room, sun room, kitchen, downstairs cloakroom with utility area and updated gas central heating boiler, three good sized bedrooms and shower room.

Externally the property enjoys a fantastic sized and sunny rear garden with driveway to the front.

We highly recommend a viewing to appreciate what this property has to offer and the potential it holds.

Situation

0.37 miles - Nuffield Health
0.10 miles - Ashcombe Park
0.48 miles - Milton Train Station
0.09 miles - Co-Op Convenience Shop
0.34 miles - Ashcombe Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Hallway

17'5" x 7'2" (5.31m x 2.18m)

uPVC door opening into the hallway, double glazed window to front, stairs rising to the landing with under-stair storage, telephone point, radiator and doors to;

Sitting Room

16'3" x 12'2" (4.95m x 3.71m)

Double glazed bay window to front with radiators and feature gas fireplace with attractive surround.

Kitchen

9'10" x 8'1" (3.00m x 2.46m)

Double glazed window to side, kitchen fitted with a range of eye and base level units with worktop over, inset sink with adjacent drainer and mixer tap over, freestanding gas cooker, plumbing for washing machine and door to;

Inner Hallway, Pantry & Downstairs Cloakroom

Inner hallway with archway opening to the Sun Room, pantry cupboard with wall mounted gas central heating boiler and separate downstairs W/C with glazed window to side.

Dining Room

13'5" x 11'3" (4.09m x 3.43m)

Serving hatch through to the kitchen, radiator and glazed windows and double doors opening to;

Sun Room

11'0" x 6'1" (3.35m x 1.85m)

Double glazed windows to rear, archway to the inner hallway and double glazed door opening to the garden.

Landing

Obscured double glazed window to side and doors to;

Bedroom One

13'10" x 11'8" (4.22m x 3.56m)

Double glazed bay window to front and radiator.

Bedroom Two

13'5" x 10'8" to wardrobes (4.09m x 3.25m to wardrobes)

Double glazed window to rear overlooking the westerly facing garden, built-in wardrobes and radiator.

Bedroom Three

7'11" x 7'9" (2.41m x 2.36m)

Double glazed window to front and radiator.

Shower Room

9'5" x 6'6" max measurements (2.87m x 1.98m max measurements)

Dual aspect obscured double glazed window to rear and side, suite comprising low level W/C, hand wash basin with mixer tap over, corner shower cubicle, tiled walls, towel radiator and airing cupboard housing the hot water tank.

Rear Garden

An impressive size and boasting a sunny westerly facing aspect. Stepping from the Sun Room onto a paved area with side access to the front of the property and shed, a few steps lead down to a large area laid to lawn with flower border and stepping stones leading to a pergola archway which opens to another generous area of garden mostly laid to decorative chippings with a paved walkway and greenhouse.

Driveway & Front Garden

Low-level gates open to the driveway and front garden which is laid to decorative chippings, together allowing off street parking for two vehicles.

Agent Note

Please be advised the image labelled 'plot' is only to be used as a guide of the plot, and it may not be a full representation of the boundary.

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.

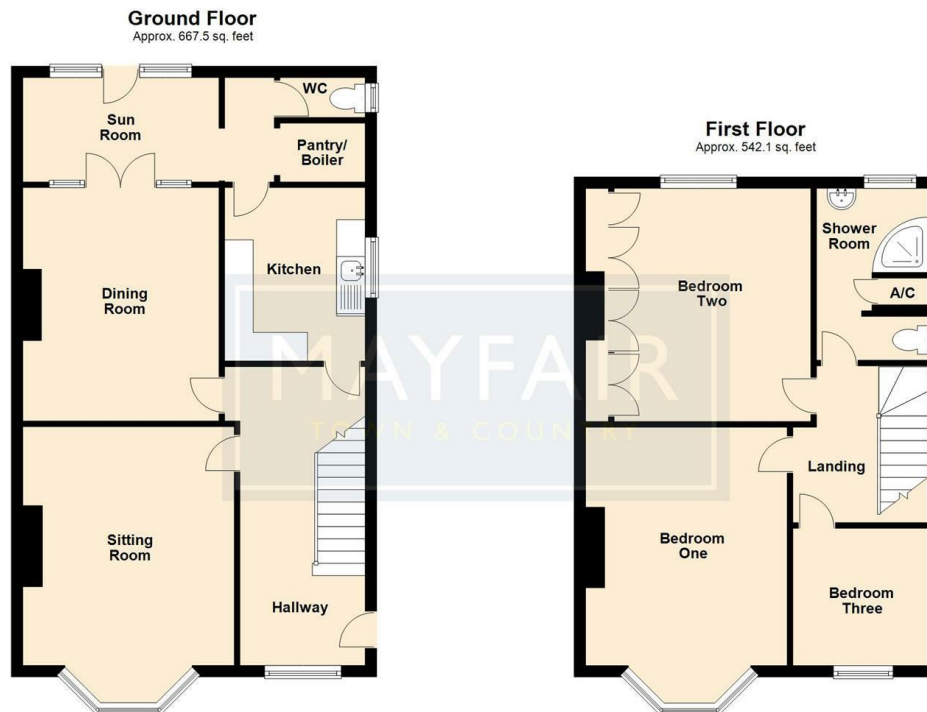
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





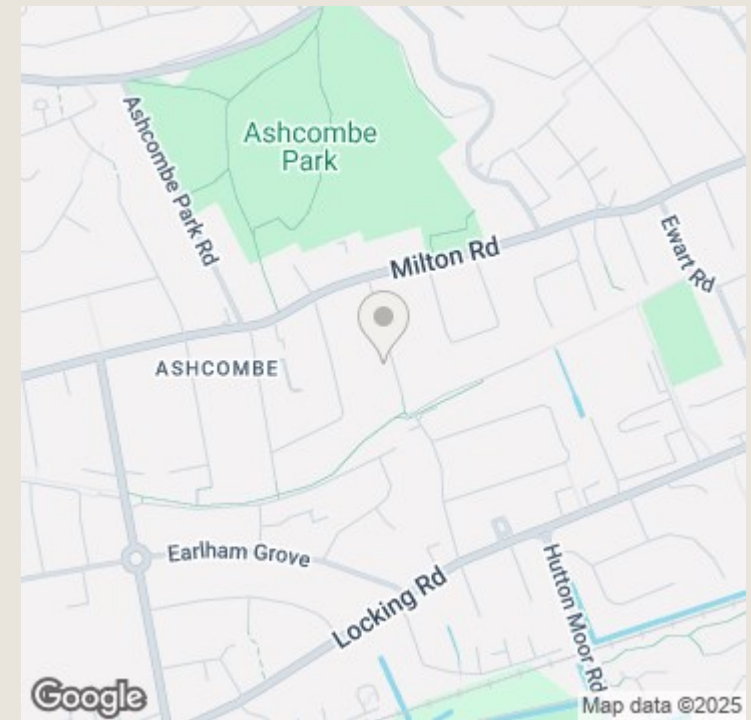






Total area: approx. 1209.6 sq. feet

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Plan produced using PlanUp.



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

