



**3 BALMORAL WAY**

Weston-Super-Mare, BS22 9AB

**Price £465,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* HILLSIDE BUNGALOW WITH ANNEX \* Positioned on Worle hillside resides this versatile and spacious detached bungalow, boasting an impressive plot and driveway for several vehicles.

The extended accommodation comprises in brief; Entrance vestibule and hallway, sitting room, kitchen / dining room with utility room and cloakroom, conservatory, two double bedrooms and four-piece bathroom. The annex benefits a private entrance to the driveway or accessible via the entrance vestibule, there is a bedroom area, bathroom and lounge / kitchenette with access to the garden.

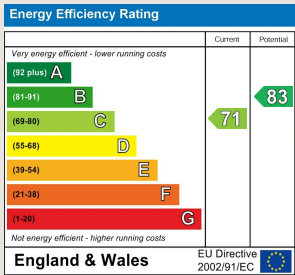
Externally the property enjoys a great sized, private and sunny rear garden, generous sized front garden and driveway providing off street parking for several vehicles. We highly recommend a viewing at your earliest opportunity.

## Situation

- 0.12 miles - The Windsor Castle Pub
  - 0.32 miles - Worlebury Golf Course
  - 2.19 miles - Junction 21 of M5
  - 1.70 miles - Weston Sea Front
  - 0.93 miles - Sand Bay Beach
- All distances are approximate and sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Entrance Vestibule

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

uPVC double glazed door and windows to the front, radiator, hardwood flooring, door to the annex and door to;

## Hallway

Thermostat controls, consumer unit, radiator, loft access, hardwood flooring and doors to;

## Lounge

16'10" x 12'5" max (5.13m x 3.78m max)

uPVC double glazed window and patio doors to the rear opening to the garden, radiator, television point and hardwood flooring.

## Kitchen/Dining Room

24'6" x 10'11" (7.47m x 3.33m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over, double electric oven, integrated dishwasher, feature freestanding island, ample space for dining table and chairs, radiator, television point, hardwood flooring and sliding doors to the conservatory and door to;

## Utility Room

11'5" x 7'9" max (3.48m x 2.36m max)

Dual aspect uPVC double glazed windows to rear and side, plumbing for washing machine and space for fridge and freezer, radiator, uPVC double glazed door opening to the garden and door to;

## Cloakroom

Obscured uPVC double glazed window to side, suite comprising low level W/C and hand wash basin.

## Conservatory

11'4" x 7'6" (3.45m x 2.29m)

Accessible via the kitchen / dining room, the conservatory has uPVC double glazed windows to two sides with uPVC door opening to the side garden and television point.

## Bedroom One

13'11" x 11'0" (4.24m x 3.35m)

uPVC double glazed window to front, built-in wardrobes, television point and radiator.

## Bedroom Two

10'8" x 9'3" (3.25m x 2.82m)

uPVC double glazed window to front, built-in wardrobes and radiator.

## Four-Piece Bathroom

Obscured uPVC double glazed window to side, suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with mixer tap over and shower cubicle with mains shower over, tiled walls and flooring, towel radiator and extractor.

## Potential Annex / Extra Living Space

Located to the right hand side of the property with a front private entrance is the ideal annex space which can be very versatile. The space could also be used as additional living areas to the main property or a potential Salon or workspace (subject to any necessary business regulations).

## Bedroom Area

14'6" x 10'4" (4.42m x 3.15m)

Obscured uPVC double glazed door and window to the front opening into the lobby and bedroom area, radiator, archway to the lounge / kitchenette area and door to;

# PROPERTY DESCRIPTION

## Bathroom

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with taps and separate handheld shower attachment over, tiled surround and radiator.

## Lounge/Kitchenette Area

12'8" x 9'6" (3.86m x 2.90m)

Dual aspect uPVC double glazed windows to rear and side, the kitchenette is fitted with a range of eye and base level units with worktop over and tiled surround, inset sink with adjacent mixer tap over, space for washing machine or tumble dryer, radiator and uPVC double glazed door opening to the garden.

## Rear Garden

Enjoying a south / westerly facing aspect, the rear garden enjoys a good deal of privacy and has been lovingly maintained. Partially laid to an attractive paving which curves around the raised lawn area with an array of mature trees and shrubs, outside tap, electricity point and side gate access to;

## Side Garden

Accessible via the conservatory, front and rear gardens. The side garden is also laid to paving with a sunny south facing aspect. There is also a storage shed.

## Driveway

The paved driveway allows off street parking for several vehicles.

## Front Garden

The front garden is mostly laid to lawn with a hedge border to the side and front.

## Material Information

We have been advised the following;

Probate - Please be advised probate for this property has been applied for but has not yet been granted

Rent Charge - We believe there is an old rent charge associated with the property but the vendor believes this is no longer collected. We advise asking your conveyancer to look into this during the purchase process

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











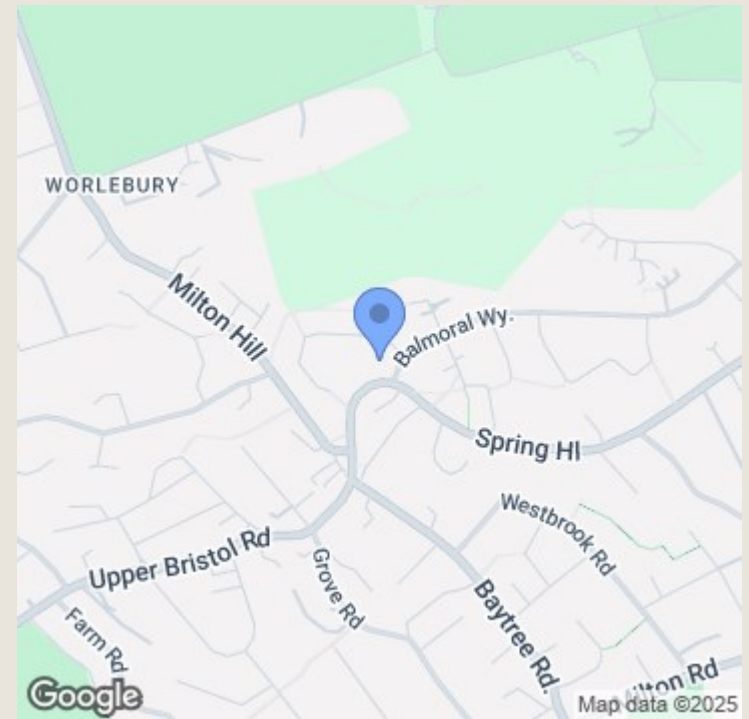






Total area: approx. 1421.1 sq. feet

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

