



## 8 TOWER WALK

Weston-Super-Mare, BS23 2JR

Price £399,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

**\* IDYLIC COTTAGE STYLE HOME \*** Built in 2009 and beautifully in keeping with the surrounding area, which is conveniently positioned on Weston Hillside with fantastic access to Marine Lake and Weston's beach front resides this lovely three/four bedroom semi-detached house.

The ground floor comprises in brief; the hallway with storage and downstairs cloakroom, kitchen/dining room with updated boiler and cosy sitting room. The first floor boasts two large double bedrooms with an en-suite to the master bedroom, there is a perfect study or fourth bedroom/nursery, along with the re-fitted bathroom suite. The second floor benefits a third double bedroom and a great deal of storage.

Externally the property enjoys a sunny corner plot garden which is newly landscaped with sitting areas and a large storage shed, along with off street parking for two vehicles.

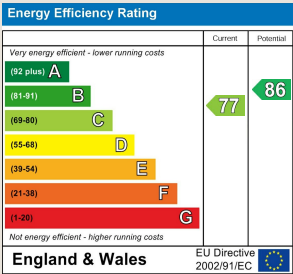
In all - the ideal family home with the cottage style feel but none of the hassle of an older property.

## Situation

- 0.26 miles - Marine Lake
  - 0.33 miles - Weston Sea Front
  - 0.53 miles - Weston Grand Pier
  - 0.71 miles - Tesco Supermarket
  - 0.90 miles - Weston Train Station
  - 3.86 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Hallway

Feature wooden front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator, hardwood laminate flooring and doors to;

## Downstairs Cloakroom

Obscure double glazed sash window to front, white suite comprising low level WC and corner hand wash basin with mixer tap over and tiled surround, tiled flooring, radiator and extractor.

## Kitchen/Dining Room

19'7" x 9'3" opening to 13'5" (5.97m x 2.82m opening to 4.09m)  
Dual aspect double glazed sash windows to front and side, the kitchen is fitted with a range of shaker style eye and base level units with solid wood worktop over and tiled surround, inset one and half ceramic sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric double oven, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted and updated gas central heating combination boiler, ample space for dining room furniture, radiator, tiled flooring, double doors opening to the rear area of garden and archway to;

## Sitting Room

13'7" x 12'0" (4.14m x 3.66m)  
Dual aspect double glazed sash windows to front and side, radiator, hardwood laminate flooring, radiator, door to the hallway and archway to the kitchen/dining room.

## First Floor Landing

Stairs rising to the second floor landing, hardwood laminate flooring and radiator.

## Bedroom One

12'0" x 11'4" (3.66m x 3.45m)  
Double glazed sash window to front, hardwood laminate flooring, radiator and door to;

## En-suite

Obscure double glazed sash window to side, white suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with mains shower over and tiled surround, radiator, extractor and tiled flooring.

## Bedroom Two

11'11" x 10'5" (3.63m x 3.18m)  
Double glazed sash windows to rear, hardwood laminate flooring and radiator.

## Study/Bedroom Four

7'1" x 5'5" (2.16m x 1.65m)  
Double glazed sash window to front, hardwood laminate flooring and radiator. The perfect space for a study, nursery or single bedroom.

## Bathroom

8'8" x 6'9" (2.64m x 2.06m)  
Obscure double glazed sash window to rear, refitted suite comprising a low level WC, hand wash basin with taps over, feature freestanding claw foot bath with mixer taps and shower attachment over, tiled flooring and towel radiator.

## Second Floor Landing

Door to;

## Bedroom Three

11'7" x 9'1" (3.53m x 2.77m)  
Skylight windows allowing an abundance of natural light into the room, large walk-in wardrobe, eaves storage space, radiator and hardwood laminate flooring.

## Corner Plot Garden

Enjoying a wonderful corner plot garden which comprises a secluded rear garden area and the main side garden which has been beautifully landscaped with an area laid to porcelain slabs - ideal for entertaining, enclosed by a low level brick wall, large storage shed and an array of mature hedges, plants and trees.

## Off Street Parking

Laid to decorative stones providing off street parking for two vehicles.

## Material Information

We have been advised the following;

Conservation Area - This property is within the Weston Hillside conservation area.

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).









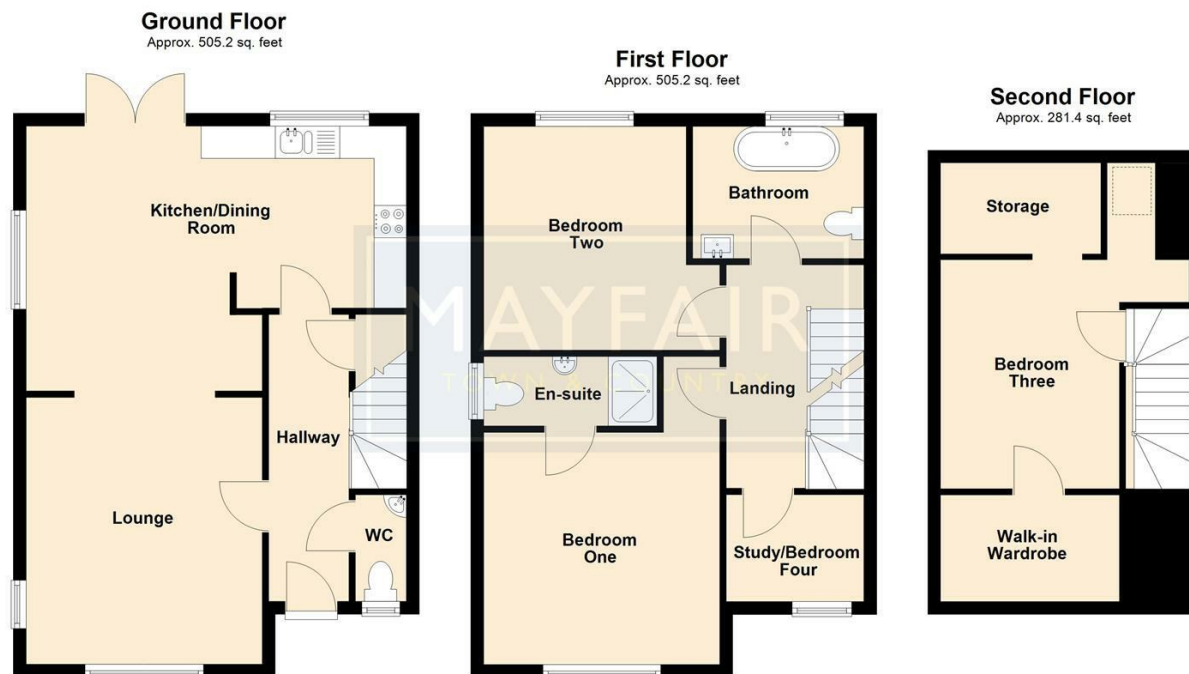






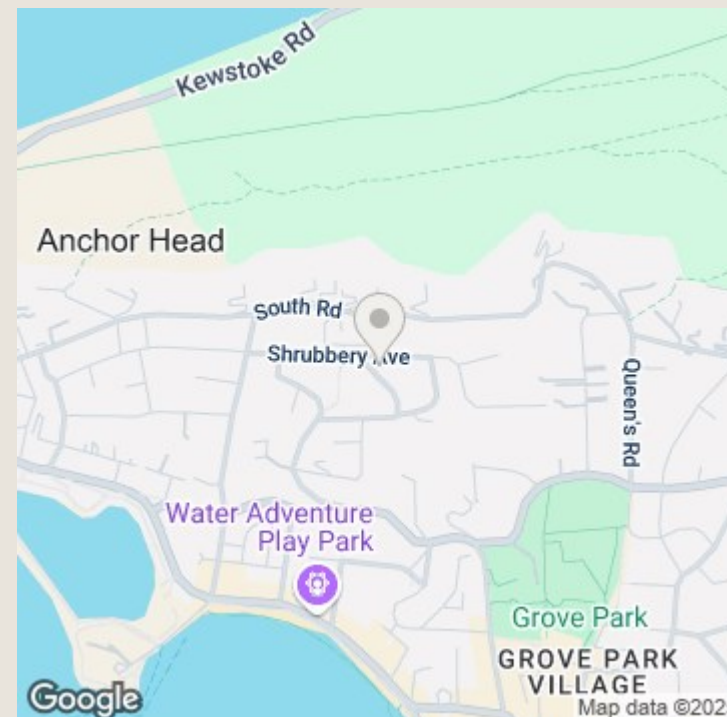






Total area: approx. 1291.9 sq. feet

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

