



15 BEACHLANDS PARK HOMES SAND ROAD

Weston-Super-Mare, BS22 9UE

Price £220,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* WELL PRESENTED & A STONE'S THROW FROM SAND BAY * Located in a small and sought after site of attractive park homes resides this spacious and tucked away residence. Comprising in brief the hallway with storage, cloakroom, dining room opening to the sizable lounge, kitchen with separate utility room, the master double bedroom boasts a walk-in wardrobe and bathroom, along with a second double bedroom with shower en-suite. Externally benefitting from some sun trap garden areas with outside storage and driveway for two vehicles. Very deceptive and with no onward chain complications - we highly recommend a viewing at your earliest convenience.

Situation

95 meters - Sand Bay

85 meters - Bus Stop

3.10 miles - Junction 21 of the M5

0.60 miles - Royal Oak Convenience Store

All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Hallway

Two storage cupboards, loft access, thermostat controls and doors to;

Cloakroom

Obscure double glazed window to front, low level WC and hand wash basin with taps over and tiled surround.

Dining Room

9'9" x 8'7" (2.97m x 2.62m)

Double glazed window to front, radiator, door to kitchen and archway opening to;

Lounge

19'7" x 9'10" (5.97m x 3.00m)

Dual aspect double glazed windows to front and side, electric fireplace with surround, radiator and double doors opening to a patio area and the rear garden.

Kitchen

10'2" x 9'6" (3.10m x 2.90m)

Double glazed window to rear, the kitchen is fitted with a range of attractive eye and base level units with complementary worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor over, mid-height electric double oven, space and plumbing for dishwasher, breakfast bar area, door to;

Utility Room

Obscure double glazed door opening to the rear garden area, eye and base level units matching those of the kitchen with worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, built-in fridge/freezer, space and plumbing for washing machine and storage cupboard housing housing the gas central heating combination boiler.

Bedroom One

9'10" x 9'6" (3.00m x 2.90m)

Double glazed bay window to front, radiator, walk-in wardrobe and door to;

Bathroom En-suite

6'6" x 5'11" (1.98m x 1.80m)

Obscure double glazed window to front, suite comprising low level WC, hand wash basin set into storage vanity unit with taps over, panelled corner bath with taps over and radiator.

Bedroom Two

9'6" x 9'0" (2.90m x 2.74m)

Double glazed window to rear, built-in storage, radiator and door to;

Shower En-suite

6'2" x 5'1" (1.88m x 1.55m)

Obscure double glazed window to side, suite comprising low level WC, hand wash basin set into storage vanity unit with taps over, shower cubicle with mains shower over and tiled surround.

Garden Areas

Very low maintenance, the rear garden is laid to paving and enjoys a south - westerly facing aspects, there is a raised paving area with double doors into the lounge, storage shed, outside tap, gate to the driveway and a paving walkway to an additional side garden area, also laid to paving.

Driveway & Visitor Parking

Situated to the side of the property is the driveway providing off street parking for up to two vehicles. On site there are also five visitor parking spaces available on a first come, first serve basis.

Material Information

Agent Notes - This is a fully residential site where the 2013 park rules apply. Only available to those 55 years old and above. This is no stamp duty payable and no solicitor required. Unfortunately no pets are allowed on this site.

Tenure - There is a site fee of £234.00 per month which is due for review in June 2025.

EPC- N/A

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.

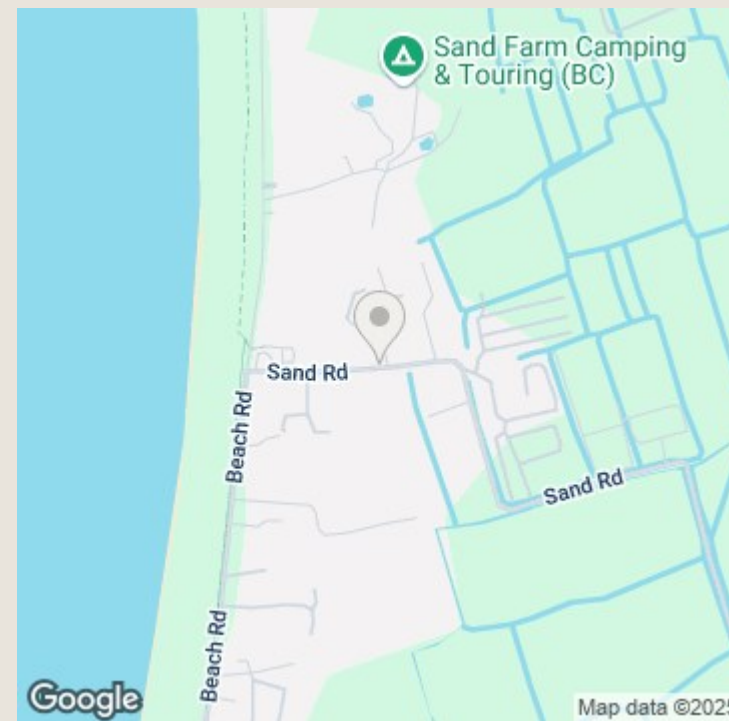
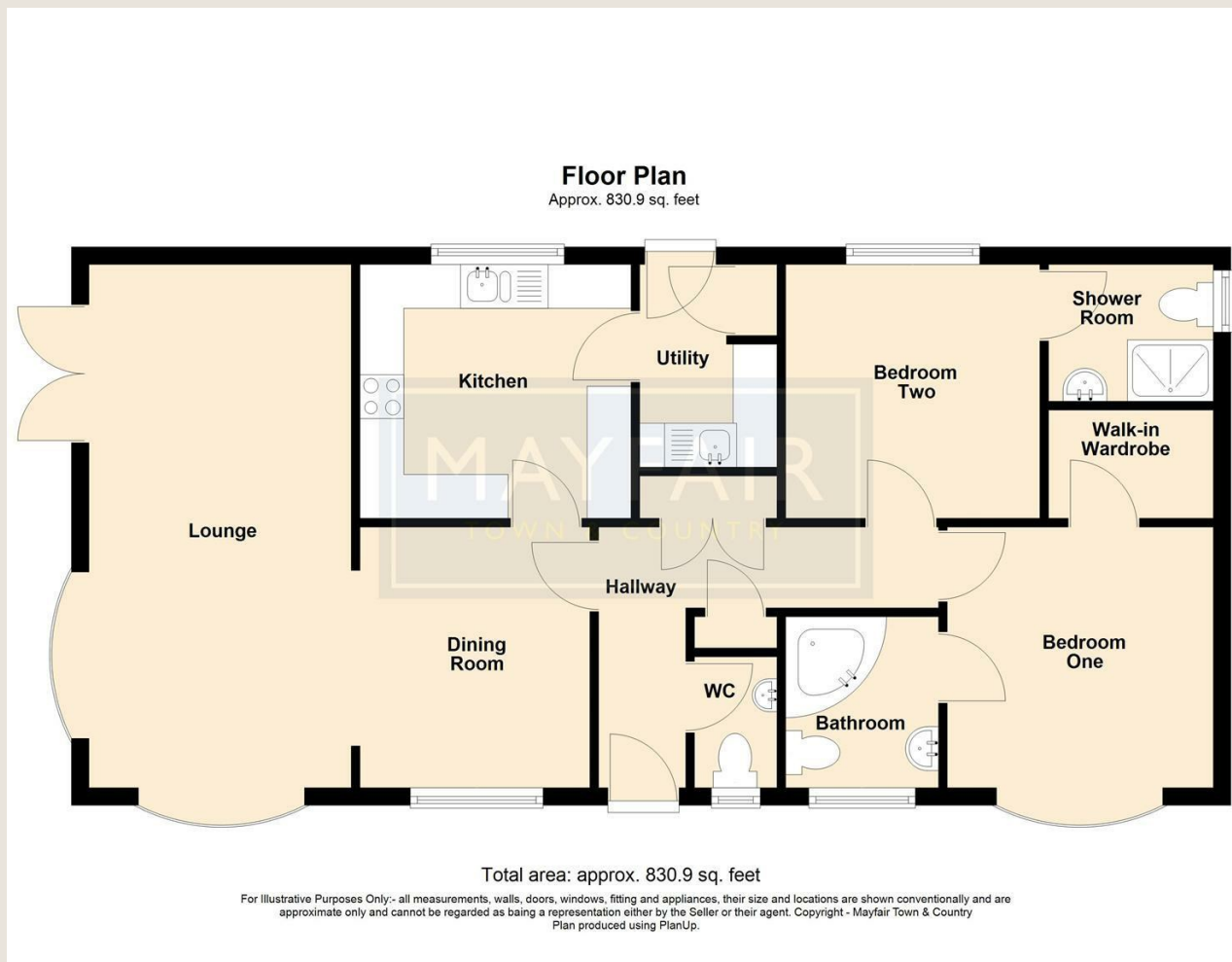
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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

