10 MILES ROW

Weston-Super-Mare, BS24 8BW

Price £269,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* VENDOR HAS FOUND THEIR ONWARD PURCHASE! *

Ideal for first-time buyers and buy-to-let investors alike, this well designed semi-detached home boasts spacious accommodation, a GARAGE MEASURING OVER 22FT, an open outlook to the front and off-street parking.

The property briefly comprises an hallway, downstairs cloakroom, kitchen/diner, spacious lounge, three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized, low-maintenance rear garden, a sizable garage and off-street parking, making it a practical choice for a range of buyers.

Offering excellent potential as an ideal family home, the property is conveniently located for popular primary and secondary schools, as well as providing easy access to commuter links, including the M5.

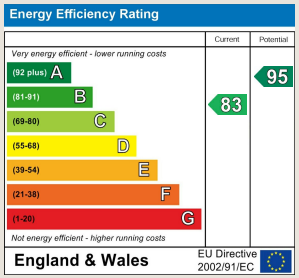
Early viewing is highly recommended.

Situation

2.96 miles – Junction 21, M5
0.30 miles - Lidl Supermarket
1.52 miles - Weston Sea Front
1.22 miles – Milton Train Station
0.22 miles - Haywood Village Academy
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C
Tenure: Leasehold
EPC Rating: B



PROPERTY DESCRIPTION

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

Downstairs Cloakroom
6'6" x 3'8" (1.98m x 1.12m)
Obscure uPVC double glazed window to front, white suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator and updated laminate flooring.

Kitchen/Dining Room
16'4" x 9'9" (4.98m x 2.97m)
Dual aspect uPVC double glazed windows to front and side, the kitchen is fitted with a range of eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric fan assisted oven, space and plumbing for fridge/freezer, washing machine and dishwasher, wall mounted gas central heating combination boiler, ample space for dining table and chairs, radiator and updated laminate flooring.

Lounge
16'9" x 9'6" (5.11m x 2.90m)
uPVC double glazed window to rear, television point, radiator and patio door opening to the garden.

Landing
Storage cupboard, loft access and doors to;

Bedroom One
14'11" x 8'4" (4.55m x 2.54m)
Dual aspect uPVC double glazed windows to front and side, radiator.

Bedroom Two
11'10" x 9'11" (3.61m x 3.02m)
uPVC double glazed window to rear and radiator.

Bedroom Three
9'10" x 8'3" (3.00m x 2.51m)
uPVC double glazed window to front, above stair storage and radiator.

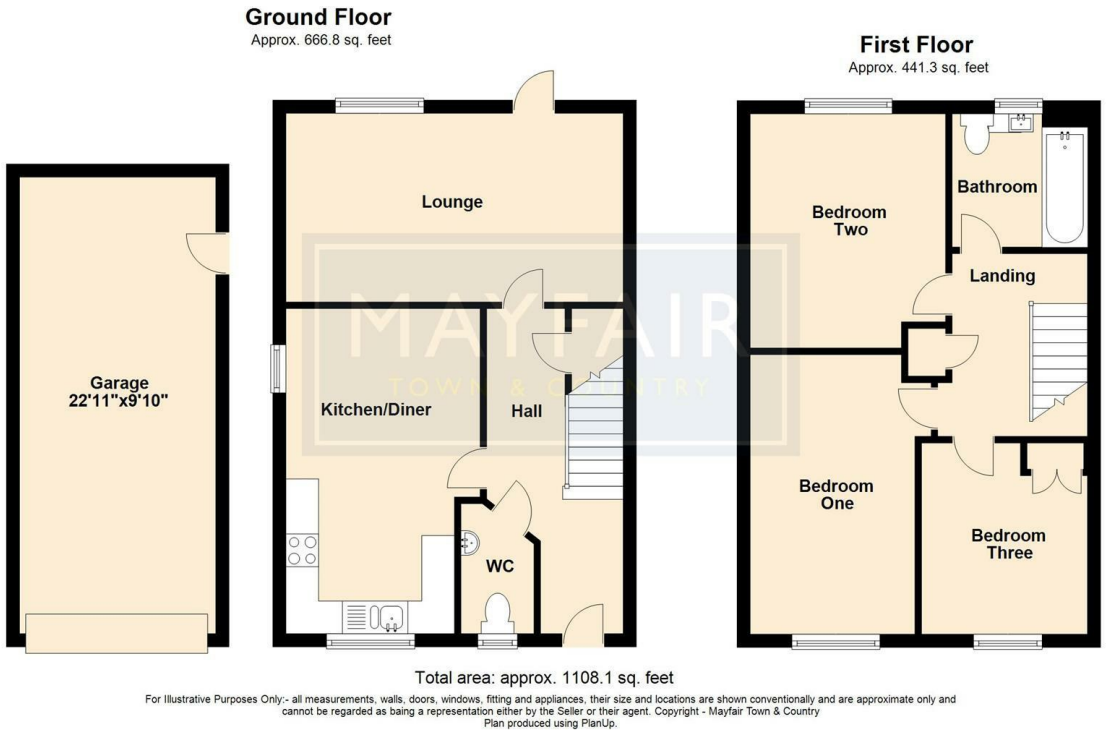
Bathroom
Obscure uPVC double glazed window to rear, white suite comprising low level WC, hand wash basin and panelled bath with taps and mains shower over partially tiled walls, radiator and extractor.

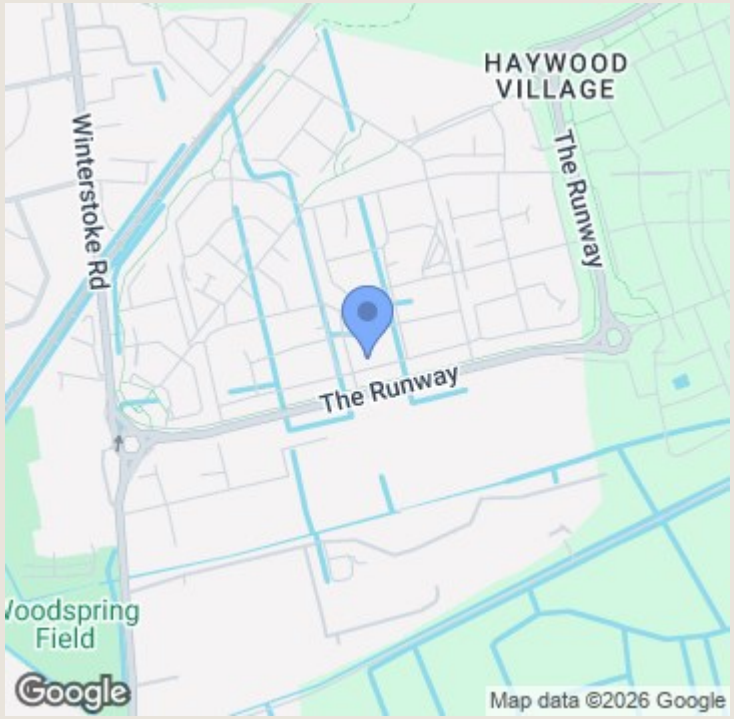
Rear Garden
Fully enclosed by fencing with gated side access to the front of the property and courtesy door to the garage. The garden benefits from being low maintenance and comprises a generous amount of paving and artificial lawn.

Garage & Driveway
22'11" x 9'10" (6.99m x 3.00m)
The garage has an up and over door to the front, power, lighting and courtesy door to the garden. The driveway allows off street parking for two vehicles with gated access to the garden.

Leasehold Information
We have been advised this property has a 999 year lease which commenced in 2016 when the property was built. There is an annual ground rent of £150.

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.





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

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