



**45 ELMSLEIGH ROAD**

Weston-Super-Mare, BS23 4JW

**Price £550,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* DECEPTIVE & PICTURESQUE HOME \* Positioned in one of the most sought after roads in Weston-super-Mare resides this impressively sized residence, measuring over 1800 square foot!

Versatile throughout the ground floor the property boasts; entrance hall, dining room, sitting room, modern fitted kitchen with separate utility room, snug/study opening to the garden, two double bedrooms, re-fitted shower room and cloakroom. The first floor enjoys two further large double bedrooms with a re-fitted en-suite bathroom. Externally benefitting from a fantastic plot, with lovingly maintained front and rear gardens, ample off street parking and garage.

This wonderful property also provides modern uPVC double glazed windows and doors throughout, updated gas central heating and electrics. A truly unique and attractive property that cannot be missed.

## Situation

0.15 miles - Bus Stop  
 0.41 miles - Sea Front  
 0.15 miles - Broadoak School  
 0.32 miles - Weston Golf Club  
 0.78 miles - Weston General Hospital  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

Glazed front door opening into the spacious hallway, stairs rising to the landing with under-stair storage cupboard, two radiators and doors to;

## Dining Room

14'1" x 14'0" (4.29m x 4.27m)

Dual aspect uPVC double glazed windows to front and side, gas fireplace with surround, radiator, television point and uPVC double glazed door opening to the covered porch and front garden.

## Sitting Room

17'11" x 15'0" max (5.46m x 4.57m max)

uPVC double glazed bay window to front overlooking the front garden, open fireplace with surround, radiator and television point.

## Kitchen

12'1" x 10'10" (3.68m x 3.30m)

uPVC double glazed window to side, the kitchen is fitted with a range of eye and base level units with complementary worktop over and mosaic tiled surround, inset one and half sink with adjacent drainer and mixer tap over, mid-height electric double oven, electric hob with extractor and doors to;

## Utility Room

6'10" x 4'9" (2.08m x 1.45m)

Eye and base level units matching those of the kitchen with worktop space over, plumbing for washing machine and fridge/freezer, consumer unit, glazed window allowing natural light from the side lobby.

## Side Lobby

6'10" x 3'5" (2.08m x 1.04m)

uPVC double glazed door to the side walkway of the property and glazed door to the kitchen.

## Bedroom Three/Reception

13'5" x 13'0" (4.09m x 3.96m)

Two uPVC double glazed windows to side and radiator. A versatile room, currently used as the dining room but would also lend itself well to an additional double bedroom.

## Bedroom Four

13'0" x 12'0" (3.96m x 3.66m)

uPVC double glazed window overlooking the rear garden and radiator.

## Snug/Study

10'5" x 9'3" (3.18m x 2.82m)

uPVC double glazed double doors opening to the garden, built-in shelving and radiator. An ideal snug, study or breakfast room.

## Cloakroom

Obscured uPVC double glazed window to side, low level W/C and partially tiled walls.

## Shower Room

9'0" x 5'2" (2.74m x 1.57m)

Obscured uPVC double glazed window to side, two hand wash basins set into storage vanity unit with mixer tap overs and tiled surround, generous shower cubicle with mains shower over and tiled surround, towel radiator.

## Landing

Storage cupboard housing the gas central heating combination boiler and storage, doors to;

## Bedroom One

16'11" x 12'4" (5.16m x 3.76m)

uPVC double glazed window to front and radiator.

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## Bedroom Two

12'10" x 10'4" max (3.91m x 3.15m max)  
uPVC double glazed window to side, radiator, door to the en-suite and door to eaves/loft storage space.

## En-suite

8'1" x 5'3" (2.46m x 1.60m)  
Skylight window to rear, suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with electric shower over and tiled surround, towel radiator.

## Rear Garden

Offering a great deal of privacy and beautifully maintained, the rear garden is mostly laid to lawn with an array of well kept trees, hedges and plants. There is a paved entertaining area with a paved walkway leading to the rear of the garden, side access to the front of the property and courtesy door to the garage.

## Garage & Driveway

18'9" x 10'2" (5.72m x 3.10m)  
Glazed window to the rear, the garage has an up and over door to the front, power, lighting and courtesy door to the garage. In front of the garage is the tarmac driveway providing off street parking.

## Front Garden

Enclosed by a low level brick wall and hedging to the front, laid to lawn with a paved walkway leading to the covered porch with balustrade surround and uPVC double glazed door to the dining room.

## Material Information

We have been advised the following;

Council Tax- E

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).

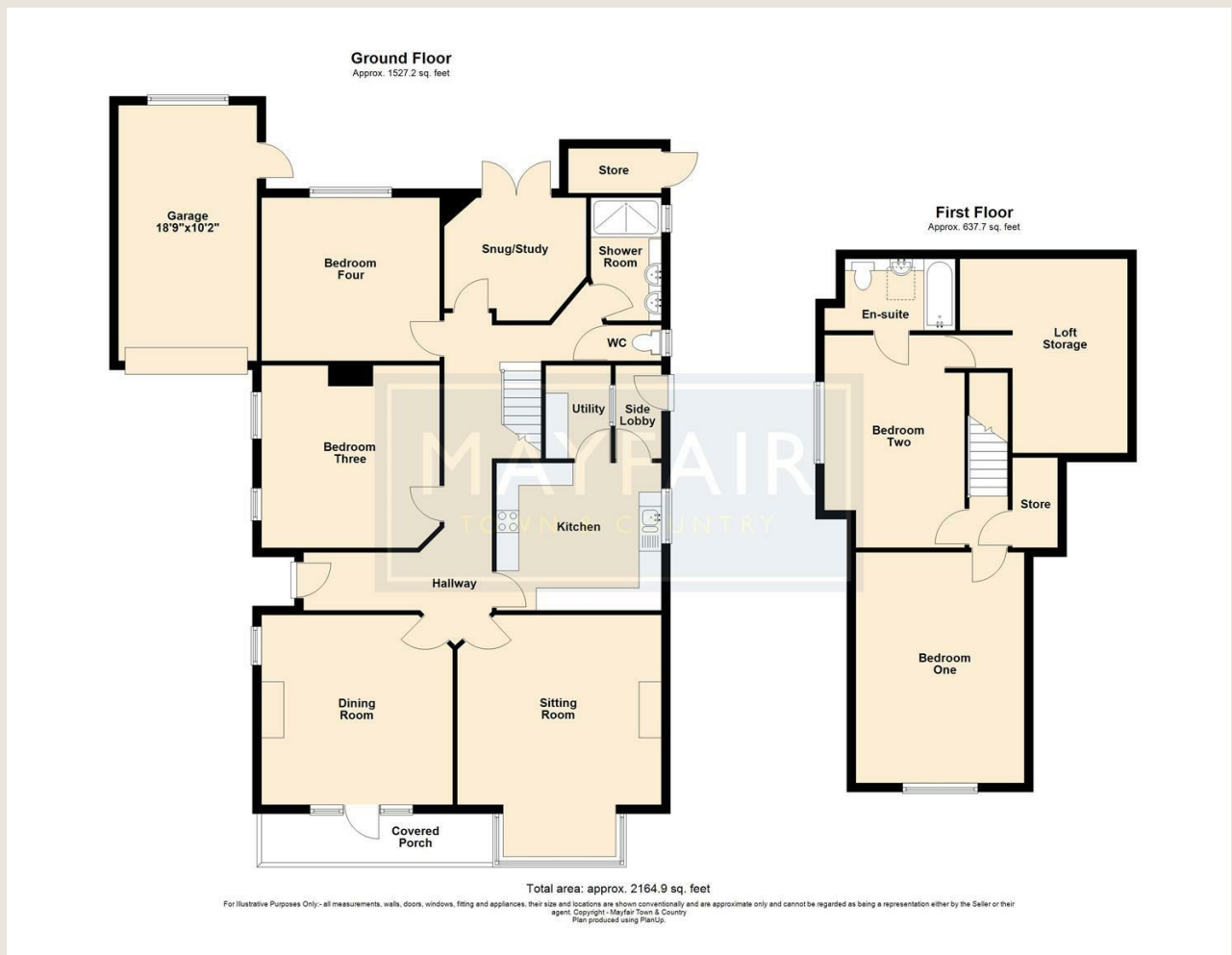
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).









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

