



## 99 SPRING HILL

Weston-Super-Mare, BS22 9BB

Price £365,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* VENDOR FOUND ONWARD PURCHASE \* Nestled just a stone's throw from Worle High Street and its excellent range of amenities, this idyllic late 1800s detached cottage presents a rare opportunity to acquire a truly charming home with character.

Occupying a sought-after position within the established Worle Hillside area, this unique residence offers beautifully presented accommodation comprising a welcoming lounge with feature open fireplace, cosy snug with wood-burner, and a characterful kitchen/dining room enhanced by exposed stone walls and wooden beams, leading through to a recently added conservatory. In addition, the property benefits from three good sized bedrooms and family bathroom.

Externally, the home enjoys a stunning rear garden extending to approximately 100ft, complete with useful outbuildings, together with a generous driveway providing ample off-street parking.

The property has been thoughtfully improved by the current owner, including the installation of a new front door, replacement of some sash-style double glazed windows, an updated boiler, and a range of further enhancements throughout. An internal viewing is highly recommended to fully appreciate the charm, warmth, and individuality this wonderful property has to offer.

## Situation

- 0.15 miles - Worle High Street
  - 0.70 miles - Milton Train Station
  - 1.80 miles - Junction 21 of the M5
  - 0.33 miles - Worle Secondary School
  - 86 meters - St. Martin's Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

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



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

# PROPERTY DESCRIPTION

## Lounge

12'4" x 10'1" (3.76 x 3.07)

Updated uPVC front door with feature stained glass detailing opening to the lounge with solid oak flooring, feature open fireplace with decorative tiled surround, hearth and limestone surround, telephone point, two radiators, updated uPVC double glazed window to front and solid oak door opening to;

## Snug/Reception

11'1" x 10'3" (3.38 x 3.12)

uPVC double glazed window to front, solid oak flooring, feature log burner with slate hearth, stairs rising to first floor landing with under stairs cupboard, television point, radiator, updated uPVC double glazed sash window to front and solid oak door to;

## Kitchen/Dining Room

15'6" x 12'2" (4.72 x 3.71)

Two uPVC double glazed windows to rear, the kitchen is fitted with a range of matching eye and base level units with complementary updated worktop space over and tiled surround, inset Belfast ceramic sink with central mixer tap over, 'Kenwood' freestanding multi-fuel cooker with extractor hood over, wall mounted and concealed gas central heating boiler, feature stone wall and wooden beams with ample space for dining table and chairs, tall radiator, door to large pantry and updated double glazed door opening to;

## Conservatory

8'3" x 7'8" (2.51m x 2.34m)

Newly constructed uPVC double glazed windows and doors opening to the garden.

## First Floor Landing

Two updated uPVC double glazed sash windows to front, radiator, solid oak doors leading to all bedrooms and bathroom.

## Bedroom One

11'11" x 10'2" (3.63 x 3.10)

Updated uPVC double glazed sash window to front, feature decorative fireplace surround and radiator.

## Bedroom Two

11'8" x 8'4" (3.56 x 2.54)

uPVC double glazed window to side with open outlook across Worle Hillside, exposed wooden beam and radiator. Please be advised this room has restricted height.

## Bedroom Three

8'8" x 6'10" (to wardrobes) (2.64 x 2.08 (to wardrobes))

uPVC double glazed window to rear, radiator, built in wardrobes and access to loft space.

## Bathroom

Updated Obscure uPVC double sash glazed window to front, white suite comprising panelled bath with taps, shower and handheld shower attachment over, hand wash basin set into

storage vanity unit with mixer tap over, low level WC, partly tiled walls, vinyl flooring, extractor fan, spot lights and radiator.

## Rear Garden

Gated access enters into a generous size garden enjoying a high degree of sunlight throughout the day. Fully enclosed by stone walling and fencing, firstly laid to an area of patio leading to the remaining garden area which is laid to lawn, outbuildings consisting:

## Utility/Store

11'9" x 9'6" (3.58m x 2.90m)

With glazed window to front, useful utility/store room with power, lighting, Belfast sink and space/plumbing for washing machine.

## Workshop/Store

10'8" x 9'6" (3.25m x 2.90m)

Glazed window to front, power and lighting.

## Outbuilding WC

6'11" x 2'9" (2.11m x 0.84m)

Glazed window to side and high level WC.

## Driveway

Private gravelled driveway providing ample off street parking for at least three vehicles with gated side access to the garden and double bay wood store.

## Material Information

We have been advised the following:

Council Tax- C

Agent Note- Please note that the photo labelled "plot" is provided for illustrative purposes only and is intended to give a rough indication of the plot area. It may not accurately represent the exact or true boundary lines.

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).





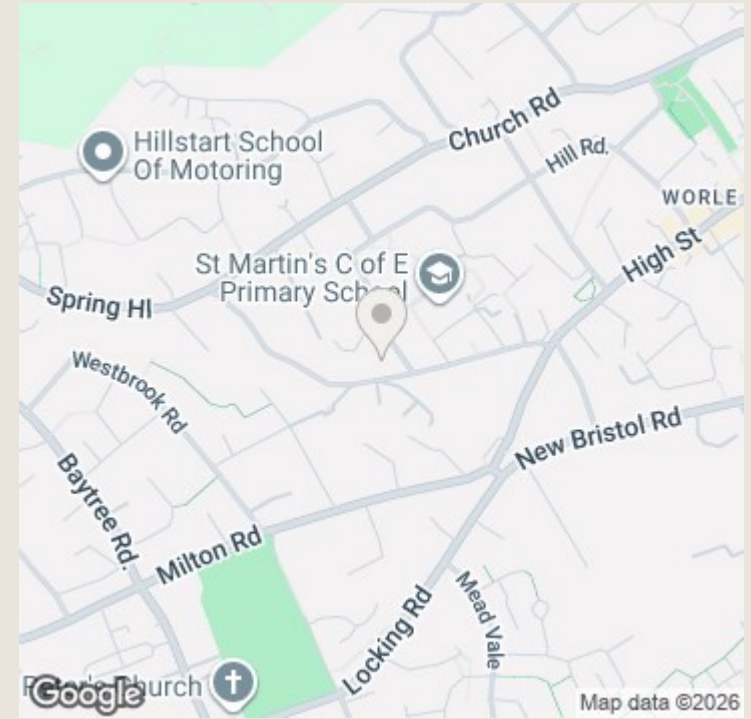






Total area: approx. 955.1 sq. feet

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

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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

