

103 BRISTOL ROAD LOWER

Weston-Super-Mare, BS23 2TX

Price £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SO MUCH POTENTIAL! * Mayfair Town & Country are delighted to welcome to the market this impressive and deceptively spacious detached home, offering an abundance of potential to create a wonderful family residence.

The ground floor comprises of an entrance hallway with storage and cloakroom, dual-aspect sitting room with feature bay window, dining room, conservatory, kitchen/breakfast room with separate utility, study/ground floor bedroom and access to the double garage. The versatile layout also offers potential for dual-occupancy living, subject to any necessary consents.

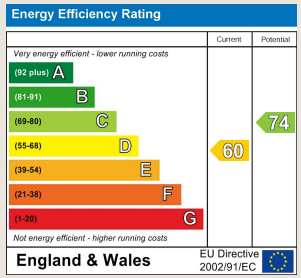
Upstairs are four good sized bedrooms, including a generous master measuring 15'11" x 12'10" with en-suite. The remaining bedrooms are served by a large family bathroom. The landing offers useful storage and double doors opening onto a sun roof terrace above the double garage, laid to paving with an iron railing surround.

Situation

58 metres - Bus Stop
200 metres - Worlebury Woods
250 metres - Ashcombe Park
0.27 miles - Co-op Convenience Shop
0.81 miles - Milton Train Station
1.11 miles - Weston Sea Front
All distances are approximate and sourced from Google Maps

Local Authority

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













PROPERTY DESCRIPTION

Hallway
Front door opening into the hallway, stairs rising to the landing, storage cupboard, two radiators, telephone point, door to the double garage and internal doors to;

Downstairs W/C
Obscured double glazed window to side, suite comprising of low level W/C and hand wash basin.

Sitting Room
17'06" x 12'10" (5.33m x 3.91m)
A dual aspect room with original feature glazed window to front and double glazed window to side, two radiators, television point and double doors to;

Dining Room
12'02" x 9'06" (3.71m x 2.90m)
Door to the kitchen/breakfast room, radiator and double glazed sliding doors opening to;

Conservatory
8'10" x 11'09" (2.69m x 3.58m)
Double glazed windows to rear and sides, radiator and doors opening to the garden.

Kitchen/Breakfast Room
11'10" x 8'10" (3.61m x 2.69m)
Double glazed window to rear, comprising of a range of matching eye and base level units with worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, mid-height oven, built-in fridge/freezer, freestanding dishwasher, breakfast bar area, radiator and door to;

Utility Room
9'04" x 5'10" (2.84m x 1.78m)
Obscured double glazed window to rear, base unit with stainless steel sink with adjacent drainer, double glazed door opening to the garden.

Study/Ground Floor Bedroom 5
8'11" x 8'11" (2.72m x 2.72m)
Double glazed window to rear and radiator.

Landing
Glazed window to side, storage cupboard, radiator, loft access, double doors opening to the sun roof terrace and doors to;

Bedroom 1
15'11" x 12'10" (4.85m x 3.91m)
Dual aspect double glazed windows to front and side, radiator and door to;

En-Suite
Obscured double glazed window to front, suite comprising of low level W/C, hand wash basin set into storage vanity unit and corner shower cubicle with mains shower over, towel radiator.

Bedroom 2
14'00" x 9'05" (4.27m x 2.87m)
Double glazed window to rear, built-in mirror fronted wardrobe, built-in wardrobe with vanity shelf and radiator.

Bedroom 3
12'02" x 9'06" (3.71m x 2.90m)
Double glazed window to rear, built-in mirror fronted wardrobe and radiator.

PROPERTY DESCRIPTION

Bedroom 4

8'11" x 7'03" (2.72m x 2.21m)
Double glazed window to rear, built-in mirror fronted wardrobe and radiator.

Bathroom

Obscured double glazed window to rear, suite comprising of low level W/C, hand wash basin with taps over and panelled bath with electric shower over and tiled surround, storage cupboard and radiator.

Sun Roof Terrace

18'08" x 17'06" (5.69m x 5.33m)
Laid to paving with iron railings, overlooking the cul-de-sac.

Rear Garden

Enclosed with side gate access, the rear garden is impressively deceptive. Stepping from the utility room to a paved entertaining area with two steps up to an area laid to lawn and enclosed by hedges and plants. A walkway leads to the side garden which is laid to decorative stones with a feature pond and access to the conservatory.

Double Garage

18'08" x 17'06" (5.69m x 5.33m)
Two up and over doors to the front, glazed window to side, wall mounted gas central heating boiler, water tap, gas and electric meters, courtesy door into the hallway.

Front Garden

Mostly laid to lawn with an array of mature hedges, shrubs and trees. Raised paved area in front of the bay window with feature pillars.

Material Information

We have been advised the following;
Council Tax- F

Agent Note - Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures and fittings or services and so cannot verify that they are in working order.
Agent Note - We believe this property has multiple Tree Preservation Orders on its plot. We advise that the prospective buyer do their own research or confirm with their solicitor during the conveyancing process.
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.



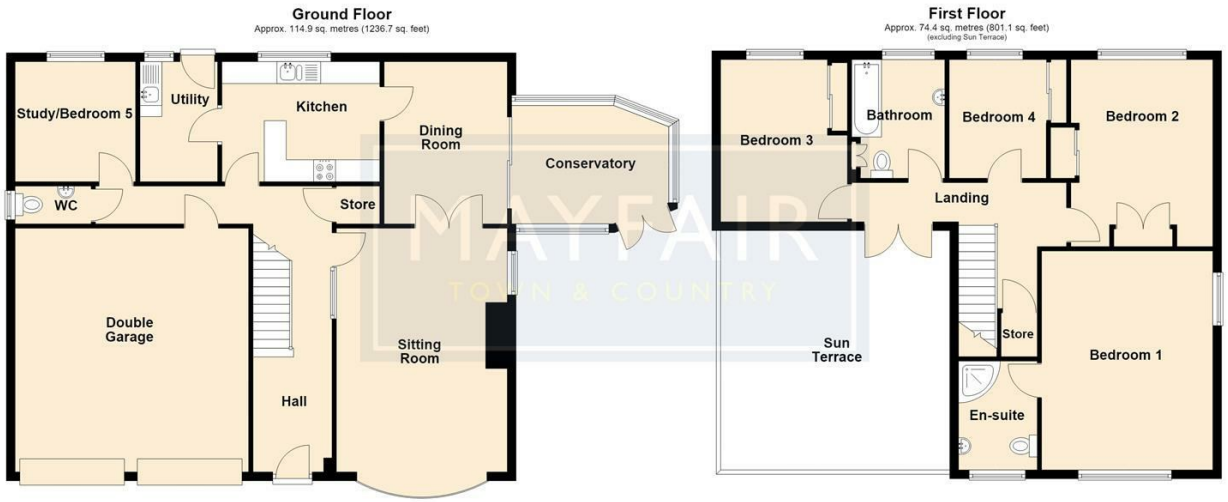


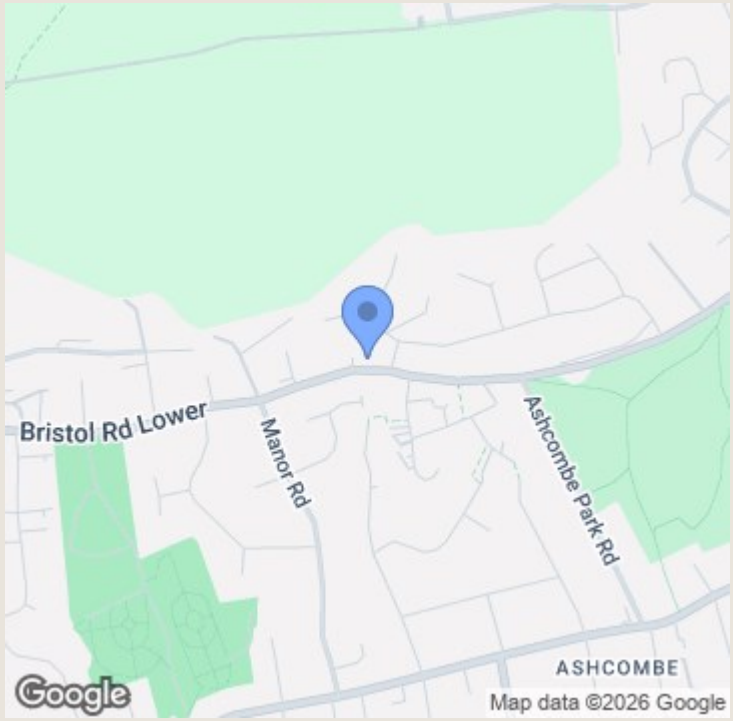












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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

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