



**37 MIDHAVEN RISE**  
Weston-Super-Mare, BS22 9LT

**Price £399,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A deceptively spacious and beautifully presented detached residence, perfectly suited to modern family living. Occupying an elevated and sought-after position between the convenient amenities of Worle and the desirable Kewstoke, just moments from the sandy shores of Sand Bay, this property offers the best of both lifestyle and location.

The ground floor accommodation comprises of a welcoming entrance hall with built-in storage and a convenient cloakroom, a comfortable lounge, and an impressive open-plan kitchen/dining/family room with direct access to the rear garden - ideal for both everyday living and entertaining.

Upstairs, the home boasts four generously proportioned bedrooms, including a well-appointed master with en-suite, alongside the family bathroom.

Externally, the property enjoys a private, multi-tiered garden offering a ready to go space or a wealth of potential for landscaping, while an extended driveway provides ample parking for multiple vehicles in addition to a garage.

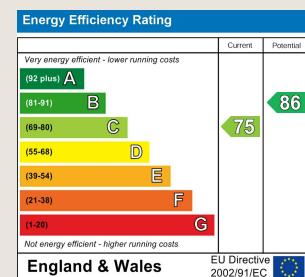
We highly recommend a viewing to appreciate what this home has to offer.

## Situation

0.10 miles - The Manor Pub  
0.10 miles - Lynch Farm Park Field  
1.60 miles - Junction 21 of the M5  
0.30 miles - St. Marks Primary School  
1.46 miles - Sand Bay Beach, Kewstoke  
0.26 miles - Central Store Convenience Shop  
Distances are approximate & sourced from Google Maps

## Local Authority

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



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## Entrance Hall

Front door opening into the entrance hall, uPVC double glazed window to side, stairs rising to the first floor landing with under-stairs storage cupboard, radiator and doors to;

## Downstairs Cloakroom

Obscured uPVC double glazed window to front, suite comprising low level W/C and hand wash basin with taps over and tiled surround, radiator.

## Lounge

15'5" x 10'8" (4.70 x 3.25)

uPVC double glazed window to front, feature fire mantle and surround, television point, radiator and double doors opening to;

## Kitchen/Diner/Family Room

26'7" x 13'9" max measurements (8.10 x 4.19 max measurements)

The kitchen has a uPVC double glazed window to rear and is fitted with a range of matching base and eye level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, additional inset stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over and inset double oven including fan assisted main oven, space and plumbing for washing machine, dishwasher and fridge/freezer, wall mounted gas central heating boiler and breakfast bar area. The Dining/Family area has sliding patio doors opening to the garden and a secondary uPVC part glazed door opening to the garden, two radiators and television point, while the whole room boasts updated LVT flooring.

## Landing

Hatch access with loft ladder to partially boarded loft, airing cupboard housing hot water tank and storage, doors to;

## Bedroom One

15'6" x 12'1" (4.72 x 3.68)

uPVC double glazed window to front, double door built in wardrobes, television point, radiator and door to;

## En-suite

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin with taps over and double walk in shower with mains shower and tiled surround, towel radiator, extractor and down lights.

## Bedroom Two

15'7" x 8'10" (4.75 x 2.69)

uPVC double glazed window to front, built-in storage cupboard/wardrobe and radiator.

## Bedroom Three

10'8" x 10'8" max measurements (3.25 x 3.25 max measurements)

uPVC double glazed window to rear and radiator.

## Bedroom Four

10'9" x 8'8" max measurements (3.28 x 2.64 max measurements)

uPVC double glazed window to rear and radiator.

## Bathroom

Obscured uPVC double glazed window to rear, white suite comprising low level W/C, hand wash basin with taps over and panelled bath with taps over and tiled surround, towel radiator, extractor, down lights and updated LVT flooring.

## Rear Garden

Private and south facing multi-layered garden comprising of a generous paved area with level access into the kitchen/dining/family room, steps leading up to the second level which is enclosed by mid-height fencing with an abundance of potential, a third level is laid to artificial grass, there is side access on both sides of the property leading to the front.

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## Driveway & Garage

The current owners have extended the driveway to create parking for multiple vehicles that leads to the garage measuring 16' 5" x 8' 4" and with an impressive height of 12' 3" with the potential to create a mezzanine floor for a potential office or additional garage/workshop space, the garage also has an up and over door to the front, power, lighting and consumer unit.

## 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

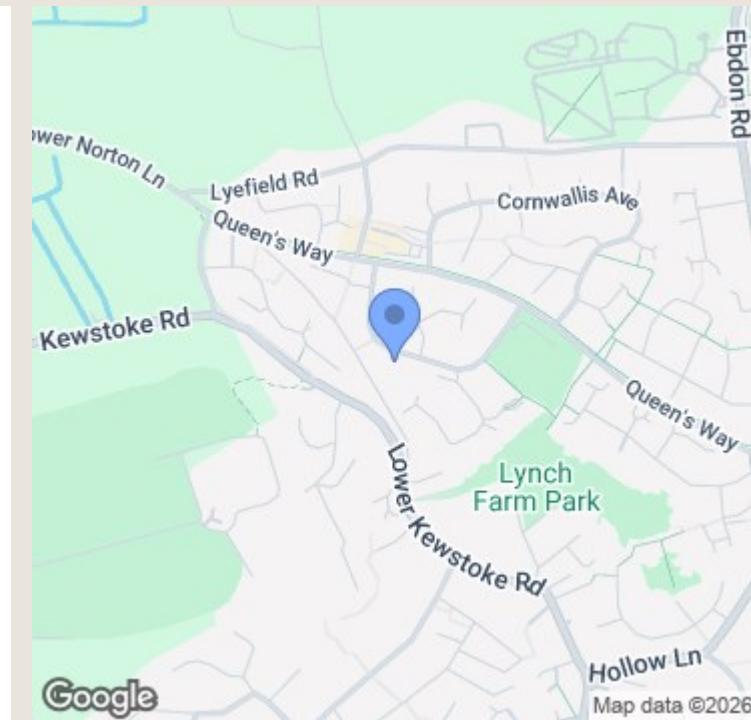
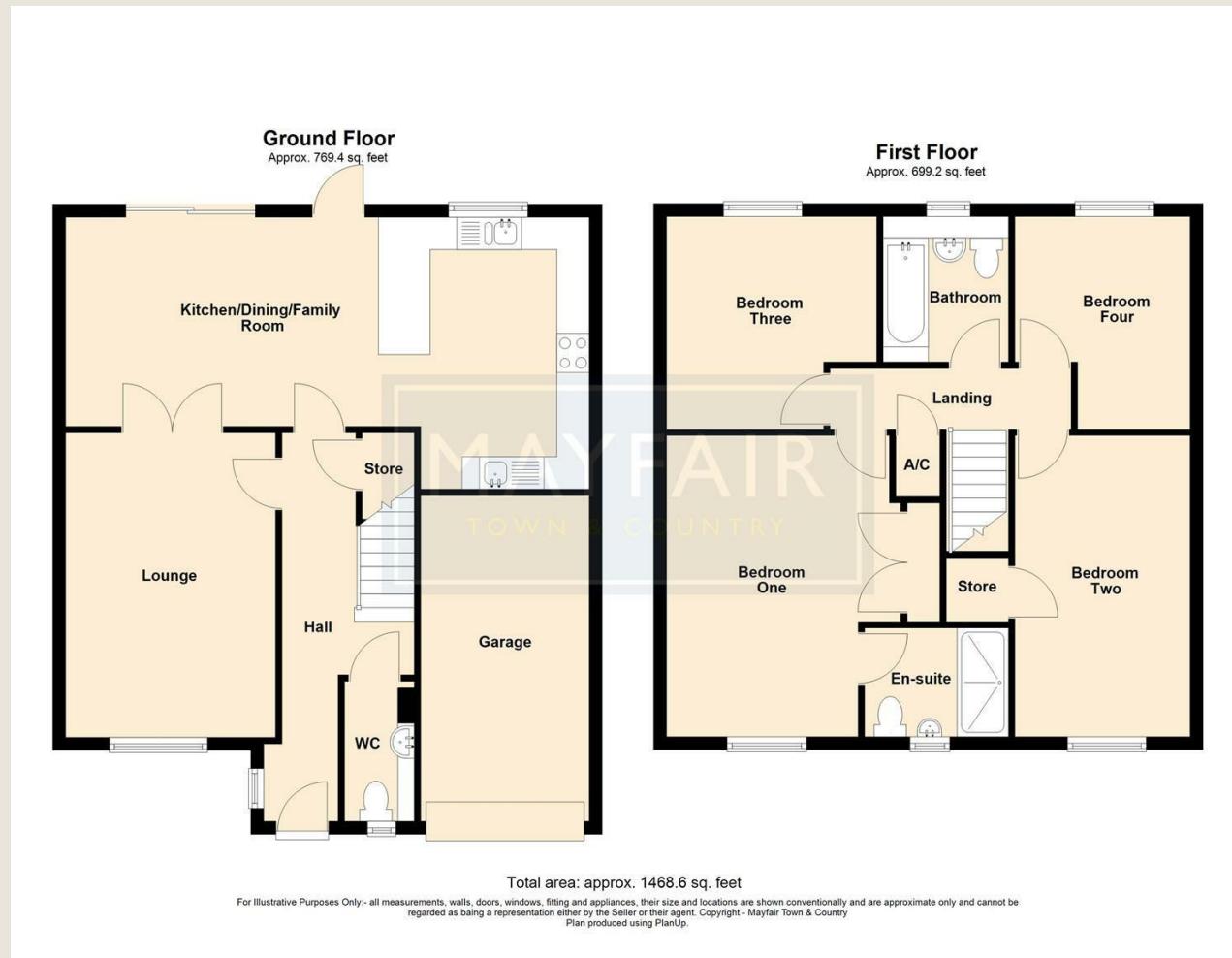
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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

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

