



**83 WORLE MOOR ROAD**

Weston-Super-Mare, BS24 7EJ

**Price £270,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* LOFT CONVERSION! \* Nestled within the convenience of Weston Village, this delightful four bedroom end-terrace home offers a perfect opportunity for those looking for that bit of extra space!

The ground floor comprises the hallway, downstairs cloakroom, spacious lounge, refitted modern kitchen/dining room with under-stair storage and doors opening to the garden. The first floor enjoys three good size bedrooms, including the main bedroom with an additional WC and walk-in wardrobe, along with the family bathroom. The loft has been well converted to create a spacious additional bedroom with a great deal of storage.

Externally the property enjoys a south facing rear garden with a covered entertaining area and rear gated access to the garage with an electric up and over door.

The current owners have already found a property they wish to proceed with, making this an excellent opportunity. Early viewing is highly recommended.

## Situation

0.55 miles - Baytree School

0.75 miles - Milton Train Station

1.60 miles - Junction 21 of the M5

0.70 miles - Morrisons Supermarket

Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Hallway

Front door opening into the hallway with stairs rising to the first floor landing, radiator, archway to the lounge and door to;

## Downstairs WC

Obscure uPVC double glazed window to front, suite comprising low level WC and corner hand wash basin with taps over, radiator and consumer unit.

## Lounge

17'5" x 12'1" max measurements (5.31m x 3.68m max measurements )  
uPVC double glazed window to front, television and telephone points, radiator and door to;

## Kitchen/Diner

15'0" x 9'0" (4.57m x 2.74m)  
uPVC double glazed window to rear, updated kitchen comprising a range of matching eye and base level units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, inset four ring gas hob with double electric oven below and extractor over, integrated dishwasher, space for fridge/freezer and plumbing for washing machine, ample space for dining table and chairs, radiator, under-stair storage area and patio doors opening to the garden.

## Landing

Radiator, stairs rising to bedroom two and doors to;

## Bedroom One

11'8" x 8'6" (3.56m x 2.59m)  
uPVC double glazed window to front, radiator, walk-in wardrobe and door to;

## WC

4'5" x 4'3" (1.35m x 1.30m)  
Suite comprising low level WC and hand wash basin set into storage vanity unit with taps over and tiled surround, radiator and extractor.

## Bedroom Three

10'3" x 8'6" (3.12m x 2.59m)  
uPVC double glazed window to rear and radiator.

## Bedroom Four

8'8" x 6'3" (2.64m x 1.91m)  
uPVC double glazed window to front and radiator.

## Bathroom

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin set into storage vanity unit with taps over and panelled bath with mains shower and taps over, tiled surround, radiator and extractor.

## Second Floor Landing

Skylight window, storage cupboard and door to;

## Bedroom Two

13'9" x 11'9" max measurements (4.19m x 3.58m max measurements)  
Dual aspect skylight windows to front and rear, lots of storage comprising triple door wardrobes and eaves storage, radiator.

## Rear Garden

Enjoying a south facing aspect, the rear garden is fully enclosed by fencing with rear gated access to the rear alleyway and secure door access to the garage which is immediately to the rear. Stepping from the kitchen/diner onto a paved and covered entertaining area, stepping stones lead to a raised paved area and the gate creating rear access.

## Garage

Located to the rear of the property with an electric up and over door to the front and courtesy door with easy access to the garden.

## Material Information

We have been advised of the following;

Agent Note - We have been advised the house is FREEHOLD and with the garage being located under a coach house is leasehold with the remainder of a 155 year lease which commenced on 01.01.2004 and an annual service charge of £180.10 for the building insurance.

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).

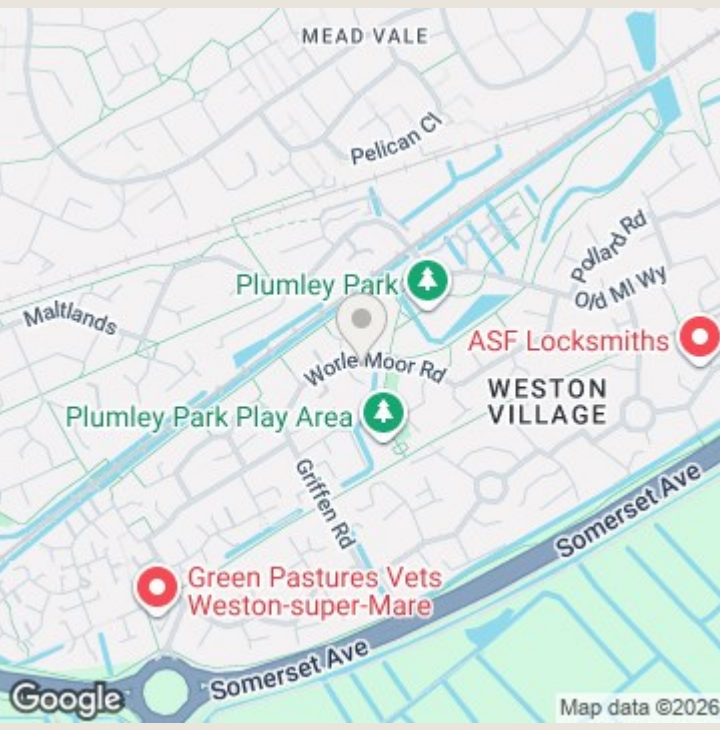
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

