



62 MILTON HILL

Weston-Super-Mare, BS22 9RF

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* ABUNDANCE OF POTENTIAL WITH STUNNING VIEWS! * Offered to the market for the first time in over 60 years and with NO ONWARD CHAIN, Mayfair Town & Country are delighted to present this detached home boasting breathtaking, far-reaching views across Weston.

In need of modernisation throughout - an ideal property to put your own stamp on!

The ground floor briefly comprises of an entrance hall with a downstairs cloakroom, an impressive 27ft lounge/dining room that fully enjoys the spectacular outlook, and a kitchen/breakfast room with direct access to the rear garden. Upstairs, the property features an 18ft master bedroom which takes full advantage of the elevated views over Weston and benefits from an en-suite. There are two further bedrooms, along with a family bathroom and a separate W/C.

Externally, the property offers a deceptively spacious, tiered rear garden, a sizeable garage with useful undercroft storage, and a driveway providing off-street parking.

An internal viewing is highly recommended to fully appreciate the location, views, and exceptional potential this property offers to create a wonderful home.

Situation

0.31 miles - The Windsor Castle Pub

0.67 miles - Sand Bay Beach

0.96 miles - Milton Train Station

2.42 miles - Junction 21 of the M5

Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(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

18'3" × 5'10" (5.56m × 1.78m)

Obscured double glazed front door opening into the hallway with obscured double glazed window to front, stairs rising to the first floor landing, radiator and doors to;

Downstairs W/C/Utility

7'6" × 5'9" (2.29m × 1.75m)

Obscured double glazed window to side, white suite comprising low level W/C and hand wash basin with mixer tap over, plumbing for washing machine, tiled walls and flooring.

Lounge

17'7" × 11'9" (5.36m × 3.58m)

Dual aspect double glazed windows to front and side enjoying the far reaching views over Weston, gas fireplace with gas back boiler supplying the heating for the property, radiator and archway to;

Dining Area

11'9" × 9'11" (3.58m × 3.02m)

Double glazed window to side enjoying the far reaching views over Weston, radiator and door to;

Kitchen

11'10" × 9'11" (3.61m × 3.02m)

Double glazed window to rear, the kitchen comprises of a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric oven, freestanding dishwasher, space for fridge/freezer, fuse box, radiator, obscured double glazed door opening to the garden and internal door to the hallway.

Landing

Gas meter, doors to;

Bedroom One

18'3" × 11'11" (5.56m × 3.63m)

Dual aspect double glazed windows to front and side basking in the far reaching views over Weston, radiator, electric fireplace and door to;

En-Suite

Double glazed window to side, white suite comprising hand wash basin with mixer tap over and shower cubicle with mains shower over and tiled surround, radiator.

Bedroom Two

10'00" × 11'11" (3.05m × 3.63m)

Dual aspect double glazed windows to rear overlooking the garden and side enjoying the views, storage cupboard and radiator.

Bedroom Three

9'10" × 6'7" (3.00m × 2.01m)

Double glazed window to rear, radiator and airing cupboard housing the hot water tank.

Bathroom

Obscured double glazed window to side, white suite comprising hand wash basin with mixer tap over and panelled bath with mixer tap over.

Separate W/C

Obscured double glazed window to side and low level W/C.

Rear Garden

A tiered garden with gated side access to the front of the property. A walkway leads to a few steps onto an area laid to lawn with an array of mature trees, shrubs and flowers, feature pond and outside tap.

PROPERTY DESCRIPTION

Garage & Driveway

17'4" x 8'11" (5.28m x 2.72m)

The garage has an up and over door to the front, power, lighting and measuring 17'5" x 8'11", with a door opening to a restricted height storage undercroft area. In front of the garage is the driveway providing off street parking for a vehicle.

Front Garden

Laid to lawn with the potential for the driveway to be extended by a prospective buyer if desired.

Material Information

We have been advised the following:

Agent Note - Please be advised this property is currently awaiting grant of probate which has been applied for.

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.

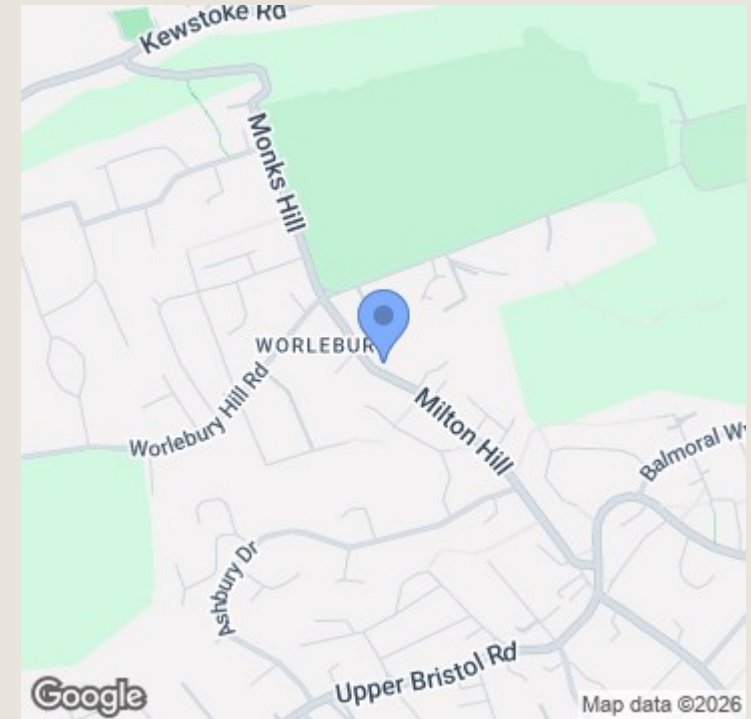
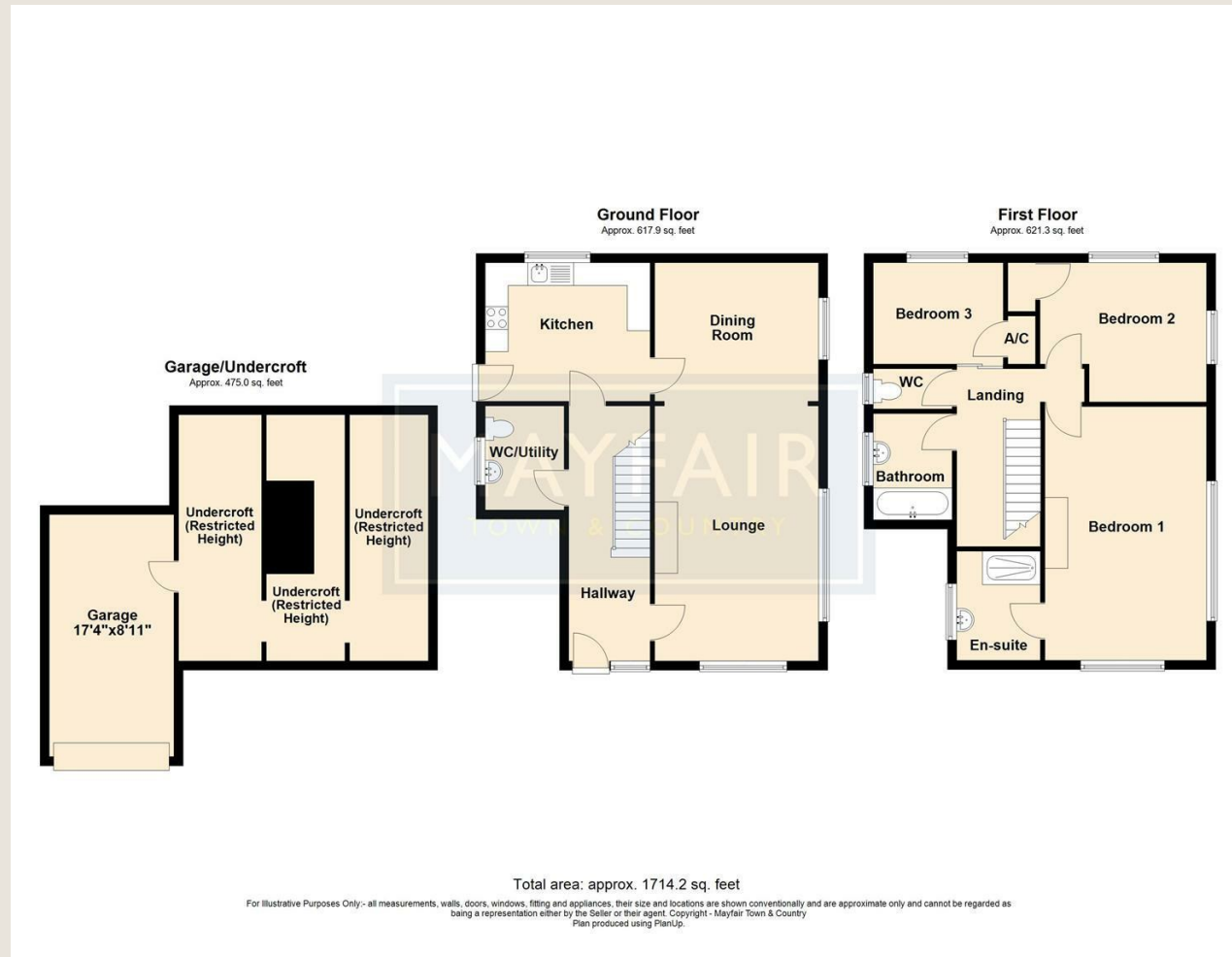
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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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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

