



7 Pillbox Walk

Weston-Super-Mare, BS24 8GX

£2,000 Per Month

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Mayfair are delighted to offer this stunning new 4 bed detached house in the sought after Haywood Village location with view across open fields.

PLEASE APPLY THROUGH THE WEBSITE VIA THE EMAIL AGENT OPTION.

This modern and energy efficient house offers many additional features making this an ideal house with practical and welcoming living spaces for family life.

The ground floor offers a wonderful open plan kitchen, dining and family room which bi-fold doors leading the sunny enclosed rear garden. The well-equipped kitchen offers fully integrated appliances including oven, 5 ring gas hob, extractor fan, microwave, fridge / freezer, dishwasher and wine cooler. A large and bright separate lounge offers lovely views to the front over open fields. The utility room includes an integrated washing machine, houses the boiler and a cloakroom.

The first floor offers four great sized bedrooms, the master bedroom benefitting from an ensuite shower room and dressing area. The other 3 bedrooms are serviced by fabulous 4 piece family bathroom with separate shower and bath.

The property benefits from single garage with parking for 2 vehicles EV charging point, solar panels with an EPC rating of A.

The council tax band has not yet been allocated by North Somerset Council.

- New 4 bed detached house
- Utility room and all integrated appliances
- Master bedroom with dressing area and ensuite
- Family bathroom with separate shower
- Energy efficient home with solar panels with an EPC rating of A
- Fabulous open plan kitchen, dining & family room
- Separate lounge with views over open fields
- 3 further good sized bedrooms
- Garage and driveway with EV charging point
- Council tax band yet to be allocated

Deposit: £2,307

Furnishing: Unfurnished

### Local Authority

North Somerset Council Council Tax Band: New Build

Tenure:

EPC Rating: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		95	96
(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			
England & Wales		EU Directive 2002/91/EC	



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

**01934 515153**

worle@mayfairproperties.net

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

