



8 HONITON TAVISTOCK ROAD

Weston-Super-Mare, BS22 6LR

Price £285,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\*Immaculately Presented & Occupying an Impressive Plot\* Beautifully updated by the current owners, this exceptional home is presented in true move-in ready condition and finished to a high standard throughout.

The accommodation briefly comprises of; a welcoming entrance porch leading into a hallway with useful storage, a spacious and light-filled lounge, and a stunning open-plan kitchen/dining room complete with fully integrated appliances. To the first floor, the landing also benefits from built-in storage and provides access to three generously sized bedrooms and a stylishly refitted feature bathroom.

Externally, the property continues to impress. The generous rear garden offers excellent potential for further enhancement, including space for a substantial shed, home office, or extension (subject to the necessary planning permissions). To the front, a newly tarmacked driveway provides ample off-street parking for at least four vehicles.

Ideally situated in Worle, the property enjoys superb access to local shops, reputable schools, and excellent transport links, including Worle train station and the M5 motorway.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

## Situation

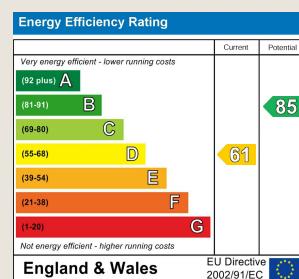
0.10 miles - Bus Stop  
0.37 miles - Worle High Street  
0.35 miles - Sainsburys Supermarket  
0.35 miles - Worle Parkway Train Station  
1.00 miles - Junction 21 of the M5 Motorway  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Porch

Sliding patio door opening into the entrance porch with front door opening to;

## Hallway

Stairs rising to the first floor landing with LED lighting and under-stair storage, laminate flooring, leading to;

## Lounge

13'9" x 12'0" (4.19m x 3.66m)

uPVC double glazed window to front, space for electric fireplace with decorative wooden mantel over, radiator, telephone and television point and laminate flooring.

## Kitchen/Diner

18'3" x 9'5" (5.56m x 2.87m)

uPVC double glazed windows to rear, the stunning refitted kitchen comprises a range of matching eye and base level units with complementary worktop over and tiled surround, five ring gas hob with extractor over, electric fan assisted double oven, built-in fridge/freezer, dishwasher and washing machine, large corner pantry cupboard, wall mounted and concealed gas combi- boiler, radiator, ample space for dining table and chairs, laminate flooring and double glazed door opening to the garden.

## Landing

Storage cupboard, loft access and doors to;

## Bedroom One

12'11" x 10'4" (3.94m x 3.15m)

uPVC double glazed window to front and radiator.

## Bedroom Two

11'8" x 9'8" (3.56m x 2.95m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

10'1" x 7'8" (3.07m x 2.34m)

uPVC double glazed window to front, above stair storage cupboard and radiator.

## Bathroom

8'0" x 5'6" (2.44m x 1.68m)

High level uPVC double glazed windows to rear, refitted suite comprising of low level W/C, hand wash basin set on top storage unit, panelled bath with rainfall style shower, fully tiled walls and flooring, radiator and extractor.

## Garden

An impressive size, the rear garden is ideal for entertaining with a large area laid to Indian Sandstone paving with outside power and tap, a paved walkway leads to the rear of the garden with raised planters to one side and grass to the other, at the rear of the garden is an area laid to concrete - ideal if a prospective buyer wished to erect an outdoor structure like a shed or office (subject to any planning requirements).

## Driveway

The current owners have had the front driveway fully tarmacked, creating off street parking for multiple vehicles.

## Material Information

We have been advised of the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

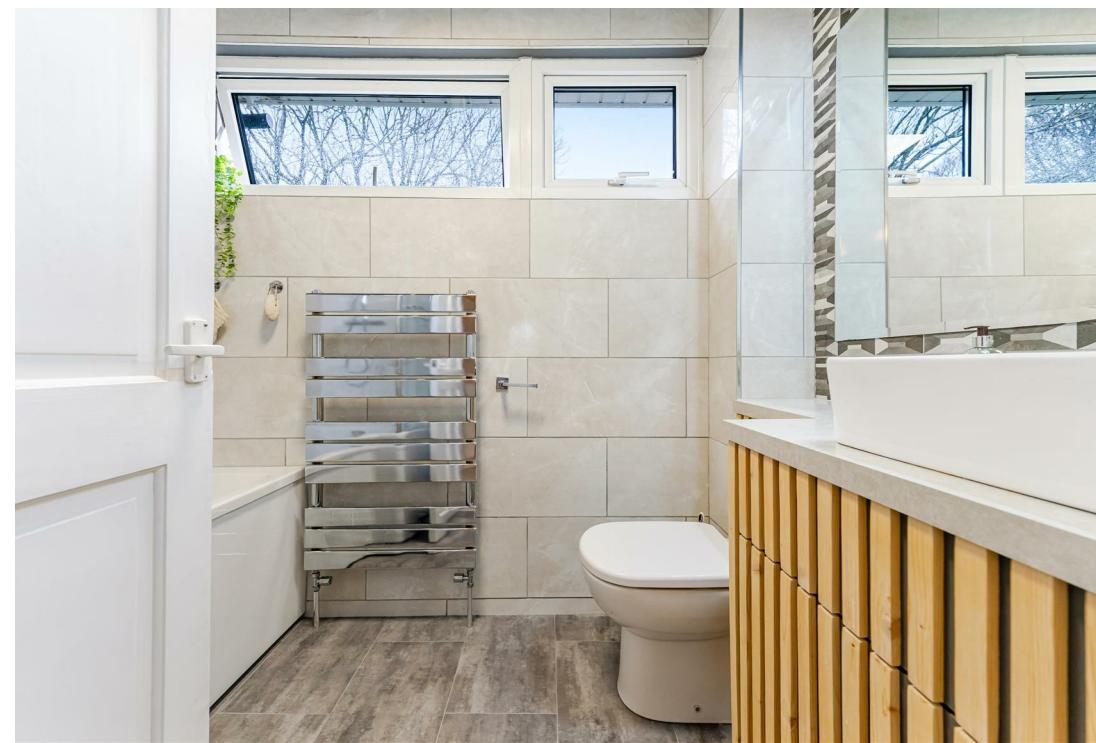
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker.

Mobile Signal - 5G. No known restrictions, we recommend visiting the Ofcom checker.

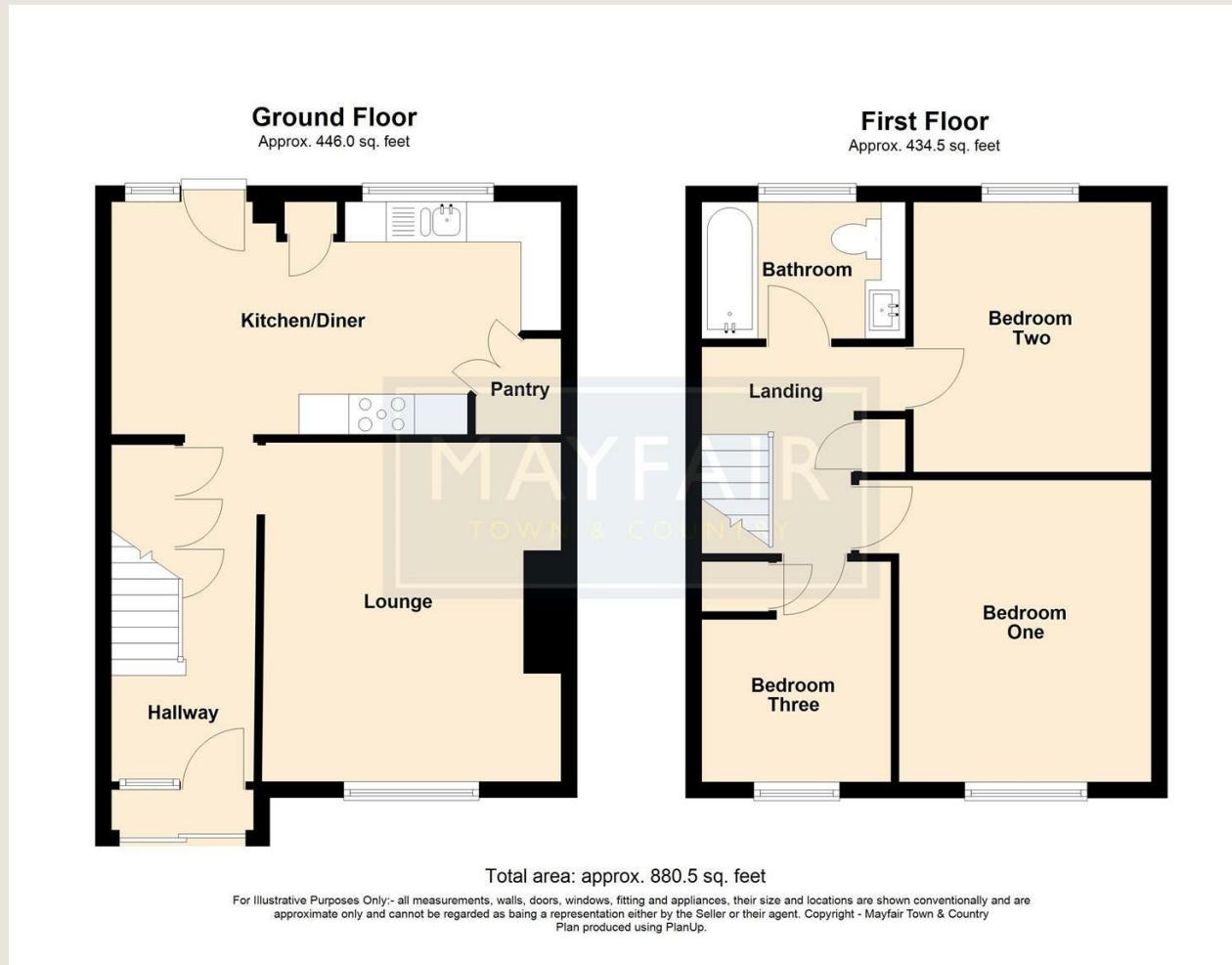
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area,







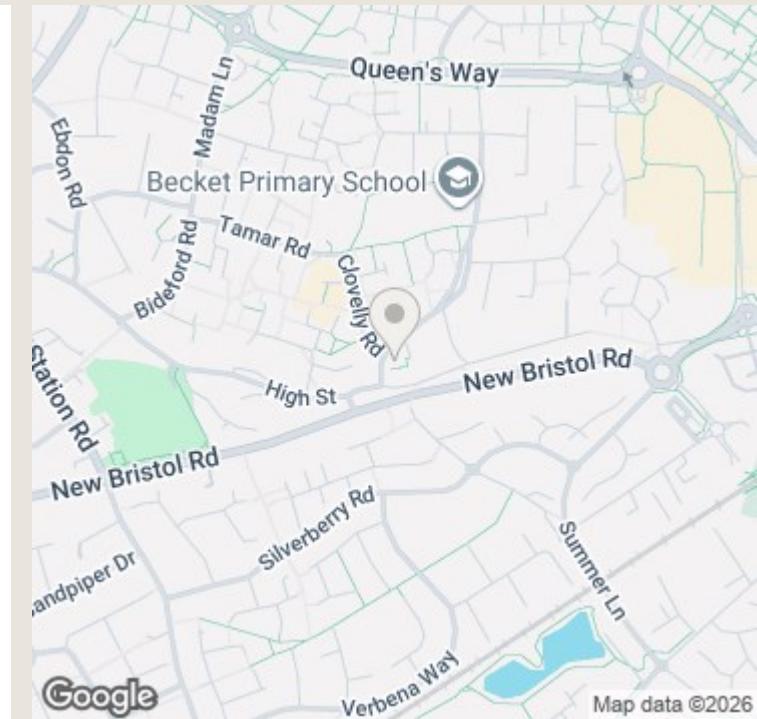




#### IMPORTANT NOTICE

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



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

**01934 515153**

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