

33 SEABROOK ROAD

North Somerset, BS22 8JF

Price £259,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN! Ideally situated within a quiet and sought-after cul-de-sac, just a short distance from the excellent amenities of Worle and Milton High Streets resides this detached bungalow.

Offering spacious and versatile accommodation throughout, this attractive property is well suited to a variety of purchasers, including those looking to downsize, first-time buyers, or anyone seeking the convenience of single-storey living.

The accommodation briefly comprises of an entrance vestibule, hallway, lounge with bay window overlooking the front, two double bedrooms with built in wardrobes offering ample storage, a bathroom and a kitchen/diner with a rear lobby creating access to the back garden.

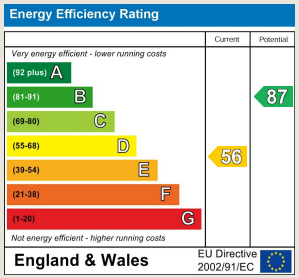
While the property would benefit from some modernisation, it presents a fantastic opportunity for prospective buyers to create a home tailored to their own taste and style. We highly recommend arranging a viewing at your earliest convenience.

Situation

180 meters - Bus Stop
200 meters - Baytree Recreation Ground
474 meters - Milton High Street
0.32 miles - The Windsor Castle Pub
0.59 miles - Milton Train Station
1.94 miles - Junction 21 of the M5
Distances are approximate & sourced from Google Maps

Local Authority

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













PROPERTY DESCRIPTION

Entrance Vestibule
4'06" x 3'05" (1.37m x 1.04m)
Front door opening into the entrance vestibule, laminate flooring and obscure glass door leading to;

Hallway
Doors to;

Lounge
10'11" x 13'11" (3.33m x 4.24m)
uPVC double glazed bay window to the front, radiator, feature fireplace with surround, built in storage shelves and television point.

Kitchen/Diner
9'1" x 9'01" (2.77m x 2.77m)
uPVC double glazed window to rear overlooking the back garden, glazed window to side, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and taps over, gas hob with extractor over, electric oven, plumbing for a washing machine, space for fridge/freezer, laminate flooring, wall mounted gas combination boiler and door to;

Rear Lobby
6'11" x 3'11" (2.11m x 1.19m)
Dual aspect glazed windows, carpet flooring and door to the rear garden.

Bedroom One
12'00" x 9'01" (3.66m x 2.77m)
uPVC double glazed window to front, radiator and built in wardrobes.

Bedroom Two
11'00" x 9'89" (3.35m x 2.74m)
uPVC double glazed window to rear, radiator and built in wardrobes.

Bathroom
Obscured uPVC double glazed window to rear, radiator, low level w/c with tiled surround, oval hand wash basin with taps, tiled surround and mirrored cupboard over, paneled bath with taps and mains shower over with tiled surround and glass shower screen and towel warmer.

Rear Garden
Stepping from the rear lobby to the garden, the majority of the garden is laid to lawn with mature trees, hedges and shrubs, side gate access through shared pathway with next door.

Front Garden
Enclosed by a low-level wall with a gated entrance leading to the front door pathway, the front garden is laid to lawn on either side, complemented by established hedging.

Material Information
We have been advised the following;
Council Tax Band - C
Parking - Please be advised this property does not have off street parking.
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.




Supreme





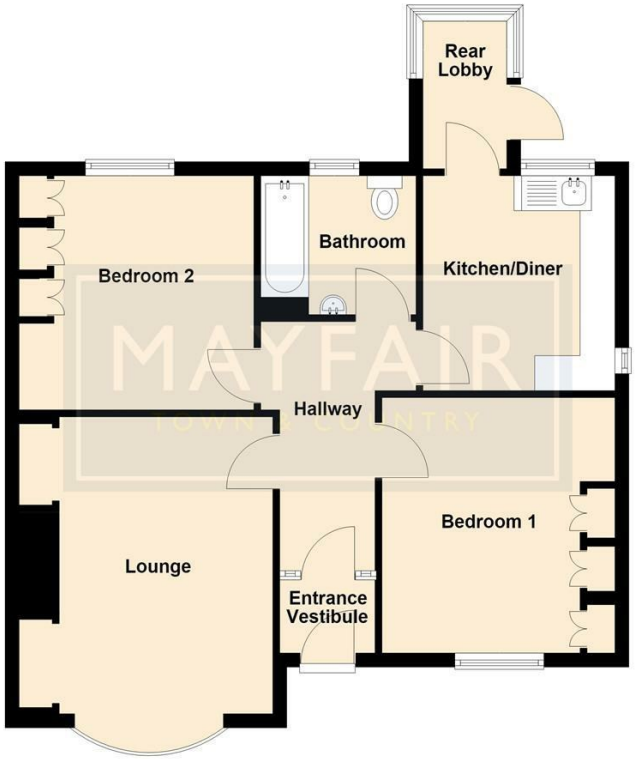






Floor Plan

Approx. 693.5 sq. feet



Total area: approx. 693.5 sq. feet

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Plan produced using PlanUp.



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

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