



**3 SOMERDALE AVENUE**

Weston-Super-Mare, BS22 8ED

**Offers Over £300,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IDEAL FAMILY HOME WITH FAB GARDEN \* Mayfair Town & Country are delighted to bring to the market this charming cottage-style family home. Deceptively spacious and ideally situated within a quiet cul-de-sac in the sought-after Milton area.

The ground floor accommodation comprises of a welcoming entrance hallway with a convenient downstairs cloakroom, a light and airy lounge with feature gas fireplace, the kitchen with a useful utility cupboard, and a separate dining room perfect for family meals and entertaining. Upstairs, the property offers three generously sized bedrooms, along with a well-presented family bathroom.

Externally, the home benefits from a generous south-westerly facing rear garden - laid to lawn with planter borders and storage shed. Along with the driveway to the front providing off-street parking.

Located in the ever popular Milton area, the property enjoys easy access to local bus links, well-regarded schools, shops, and a range of everyday amenities. Early viewing is highly recommended to fully appreciate the warmth, charm, and lifestyle this lovely home has to offer.

## Situation

35 metres - Bus Stop  
 100 metres - Milton Surgery  
 140 metres - Milton High Street  
 220 metres - Milton Park Primary School  
 250 metres - Ashcombe Park  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Hallway

uPVC front door opening into the entrance hallway, stairs rising to the first floor landing, radiator and doors to;

## Downstairs Cloakroom

Obscured double glazed window to side, suite comprising low level W/C and hand wash basin with taps over and tiled surround, radiator.

## Lounge

13'11" x 12'0" (4.24m x 3.66m)

Dual aspect double glazed windows to front and rear, feature gas fireplace, radiator and television point.

## Dining Room

11'10" x 10'11" (3.61m x 3.33m)

Double glazed window to front, radiator and built-in unit housing the integrated tumble dryer and storage, door to;

## Kitchen

13'6" x 8'7" (4.11m x 2.62m)

Dual aspect double glazed window to rear and side, the kitchen comprises and range of matching eye and base level units with worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric oven, built-in fridge/freezer, freestanding slimline dishwasher, under-stairs storage cupboard, double glazed door to the garden and the utility cupboard with double glazed window to rear and housing the gas central heating combination boiler and plumbing for a washing machine.

## Landing

Access with ladder to boarded and insulated loft, radiator and doors to;

## Bedroom One

13'11" x 12'1" (4.24m x 3.68m)

Dual aspect double glazed windows to front and rear, built-in wardrobe/store cupboard and radiator.

## Bedroom Two

12'5" x 11'6" (3.78m x 3.51m)

Double glazed window to front, built-in wardrobe/store cupboard and radiator.

## Bedroom Three

10'2" s 9'3" max measurements (3.10m s 2.82m max measurements)

Dual aspect double glazed windows to side and rear, radiator.

## Bathroom

6'10" x 6'2" (2.08m x 1.88m)

Obscured double glazed window to rear, white suite comprising low level W/C, hand wash basin with taps over, panelled bath with taps and shower over, tiled walls, extractor and towel radiator.

## Rear Garden

Boasting a south/westerly facing aspect, the rear garden is enclosed by fencing, mostly laid to lawn with a flower border, garden shed, outside tap and courtesy gate creating access to the driveway.

## Driveway & Front Garden

The block paved driveway provides off street parking for a vehicle, while front garden is laid to decorative stones, potentially allowing for additional off street parking.

## Material Information

We have been advised 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 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).

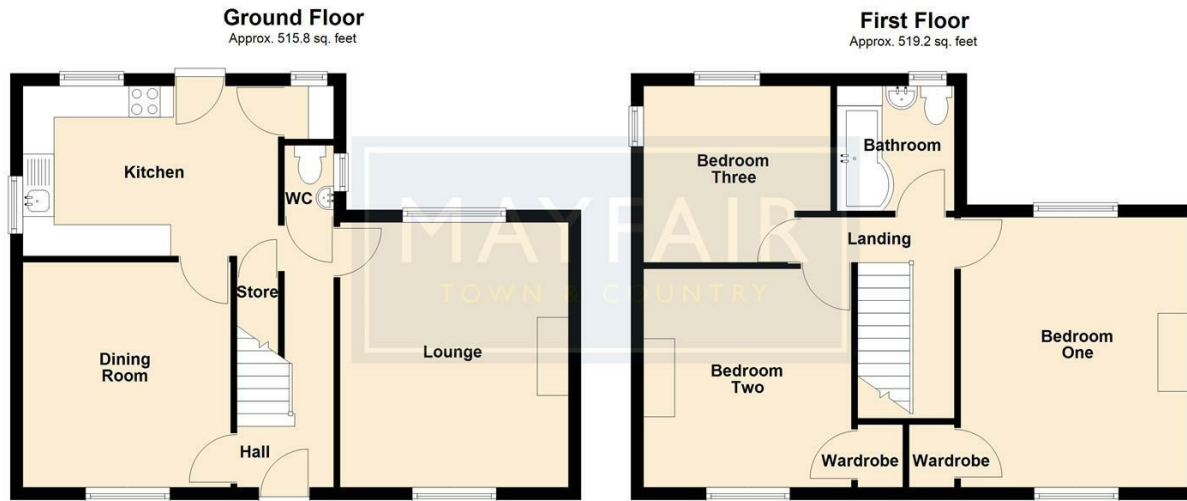
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).





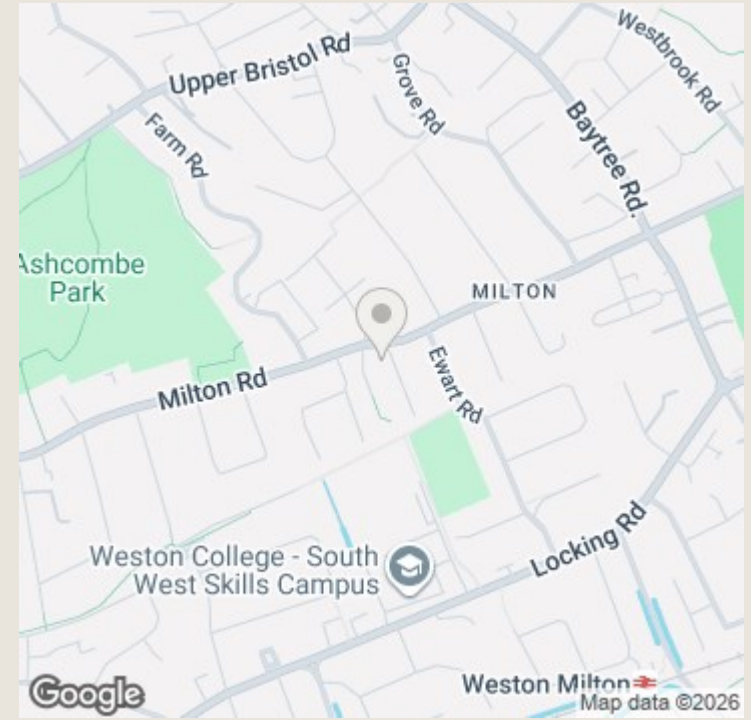






Total area: approx. 1035.0 sq. feet

For illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.



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

