



89 OLDMIXON ROAD
Weston-Super-Mare, BS24 9QA

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* Charming Cottage-Style Home with Generous Garden & Beautiful Countryside Views *

A rare opportunity to acquire this delightful semi-detached home, occupying a desirable non-estate position on the edge of the highly sought-after village of Hutton. Boasting an idyllic setting, the property enjoys attractive open countryside views from the majority of its windows.

The home offers spacious and highly versatile accommodation, having been thoughtfully extended on the ground floor. This flexibility allows the property to function as either a two or three bedroom home, depending on individual needs.

The ground floor briefly comprises of an entrance porch, hallway with downstairs cloakroom, and a versatile third bedroom or additional reception room. There is also a light and airy lounge, along with an extended kitchen/dining room that provides direct access to the rear garden. To the first floor, there are two generously sized double bedrooms, both benefiting from lovely outlooks, along with a well-appointed family bathroom.

Externally, the property features a sizeable rear garden, detached garage, and a driveway providing off-street parking.

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

Situation

- 0.12 miles - Bus Stop
 - 0.68 miles - Lidl Supermarket
 - 0.93 miles - Weston General Hospital
 - 1.74 miles - Weston Sea Front
 - 1.86 miles - Weston Train Station
- 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 | | 81 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Porch

Front door opening into the porch with glazed windows to front and side, door opening to;

Hallway

Stairs rising to the landing, consumer unit, hardwood flooring, radiator, telephone point and doors to;

Downstairs Cloakroom

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

Bedroom 3/Reception

12'0" x 9'11" (3.66m x 3.02m)
Double glazed window to front with views over open fields, hardwood flooring and radiator.

Lounge

17'1" x 12'4" max measurements (5.21m x 3.76m max measurements)
Dual aspect double glazed windows to side and rear, feature gas fireplace, hardwood flooring, radiator and door to;

Kitchen/Dining Room

13'2" x 11'1" (4.01m x 3.38m)
Dual aspect double glazed windows to side and rear overlooking the garden, the kitchen is fitted with a range of cottage style eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, freestanding cooker, space for fridge/freezer, plumbing for washing machine, space for dining table and chairs, tiled flooring, radiator and double glazed door opening to the garden.

Landing

Dual aspect double glazed windows to front and side, loft access, recess for hanging space or small study space, doors to;

Bedroom 1

11'11" x 11'2" max measurement (3.63m x 3.40m max measurement)
Double glazed window to front with views over fields and woodland hillside, radiator.

Bedroom 2

11'11" x 9'3" (3.63m x 2.82m)
Double glazed window to rear with views towards Milton Hillside and Worlebury, radiator.

Bathroom

7'8" x 6'10" (2.34m x 2.08m)
Obscured double glazed window to rear, white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower and taps over, tiled surround, towel radiator and extractor.

Rear Garden

Stepping from the kitchen/dining room onto a paved entertaining space with raised planters, double power socket, water tap and gated access to the driveway. A few steps lead down to the remainder of the garden which is laid to lawn with an array of mature hedges, plants and trees - including Magnolia and Eucalyptus trees, along with three storage sheds.

Garage

13'11" x 7'11" (4.24m x 2.41m)
The garage has an up and over door with power, lighting and a glazed window to the rear.

Driveway

The paved driveway provides off street parking for two vehicles, side-by-side.

Material Information

We have been advised of the following;

Council Tax- C

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.

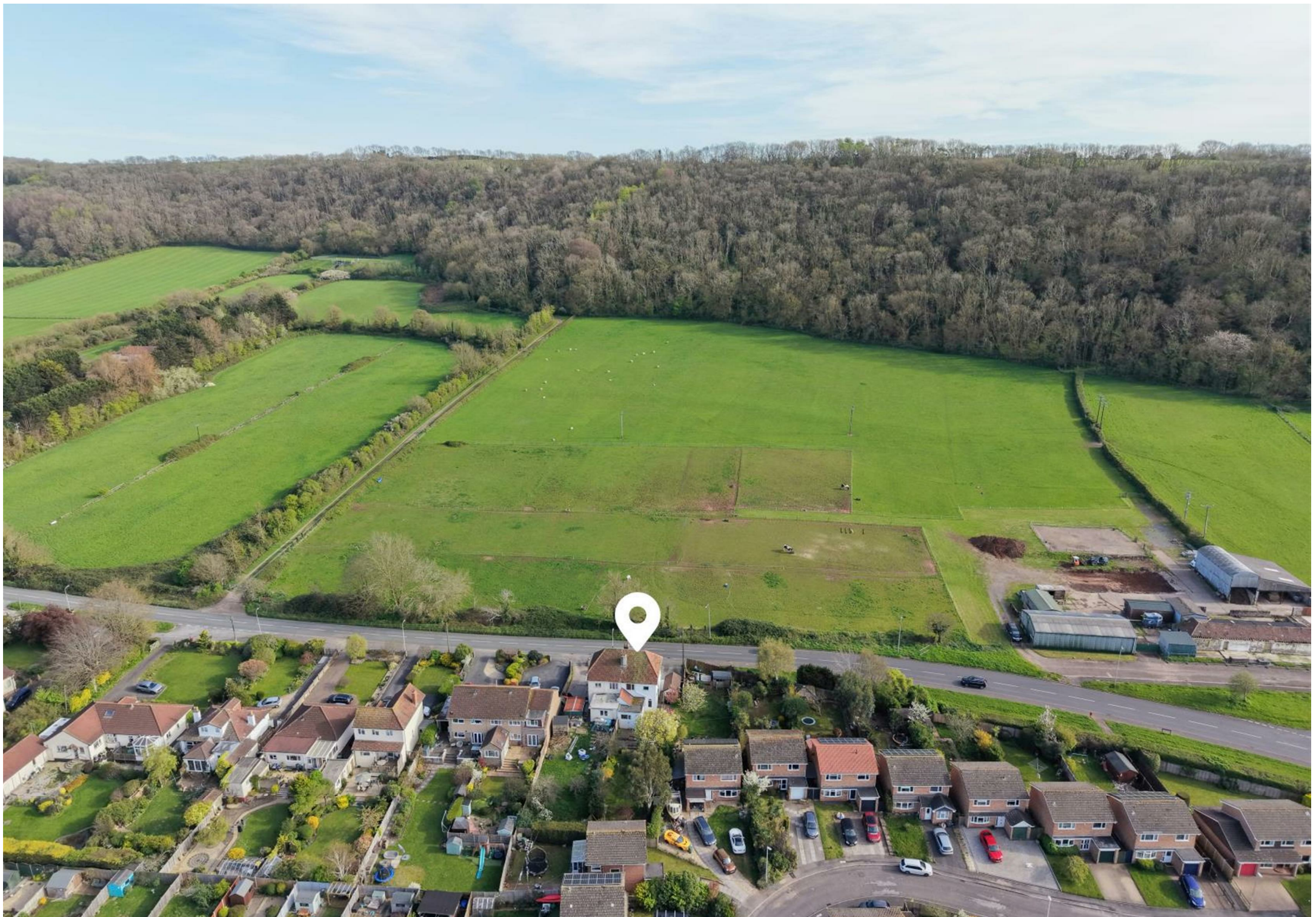
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

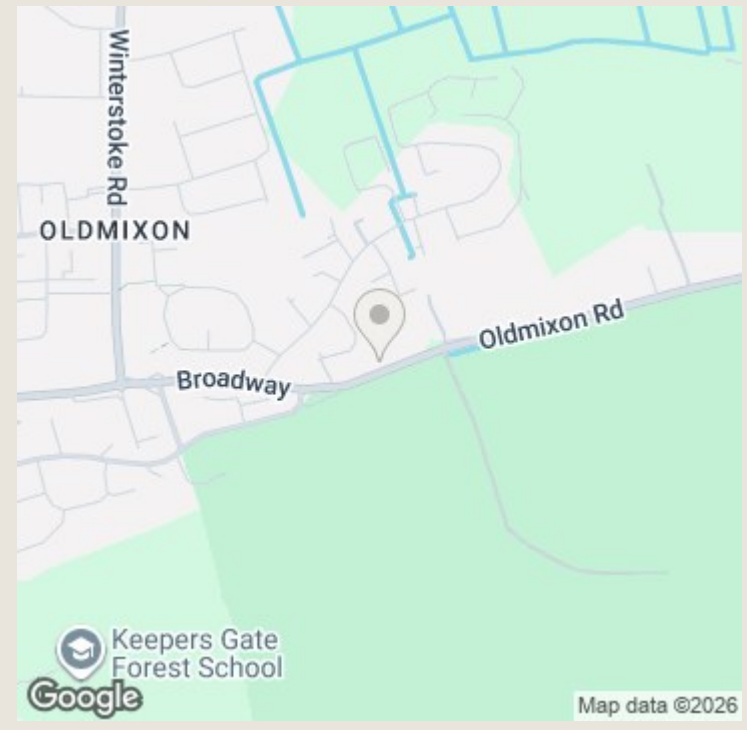
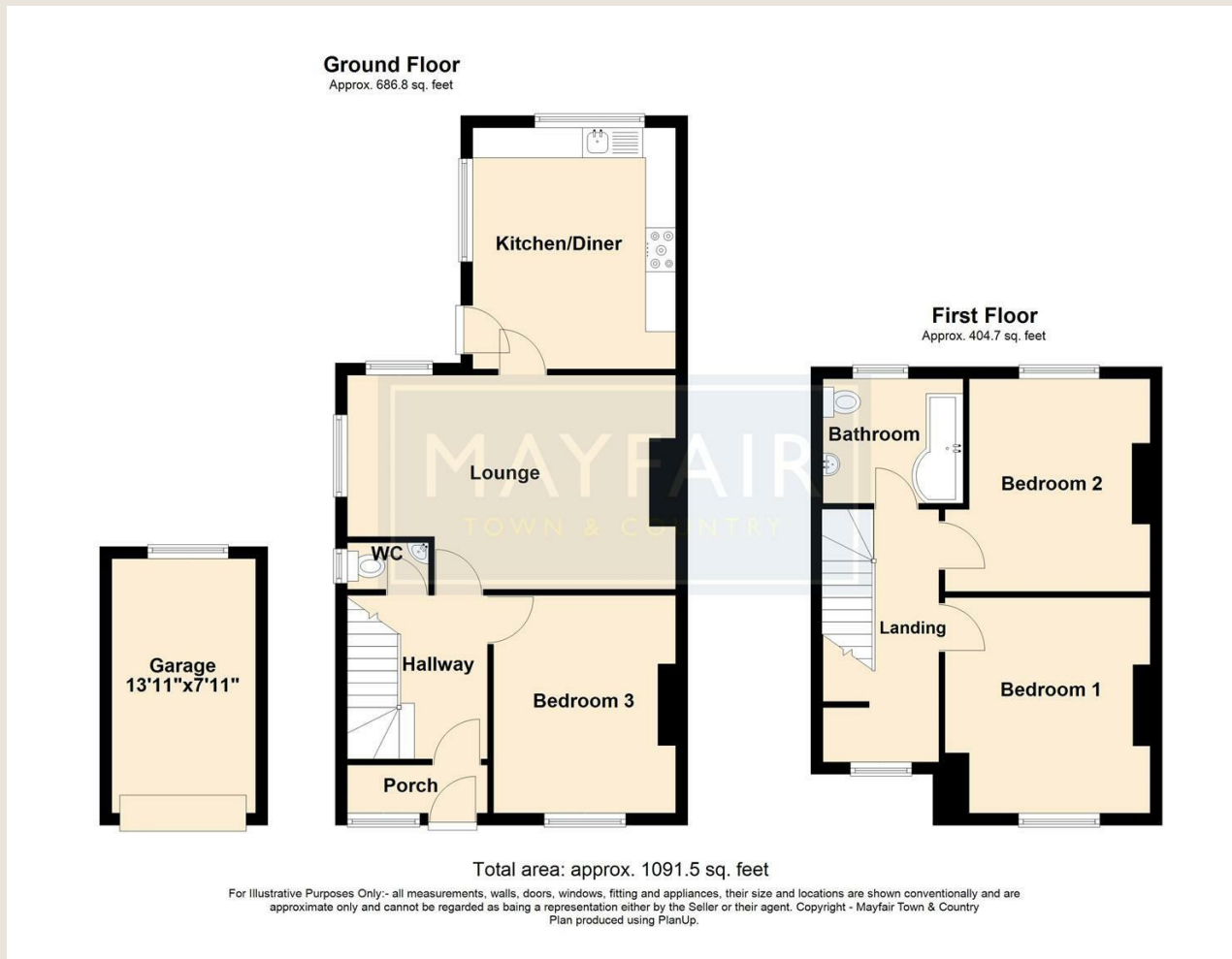
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

