



## 1 MANSFIELD CLOSE

Weston-Super-Mare, BS23 2ZA

Price £375,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

**\*ONLY PROCEEDABLE VIEWINGS\* LARGE DORMER BUNGALOW! \*** Nestled in the sought-after area of Milton, this extended detached dormer bungalow on Mansfield Close offers a wonderful opportunity for those seeking a spacious and versatile home. Boasting over 1300 square feet of living space, this property is perfect for families and those looking for that bit of extra space.

The property comprises a light and airy hallway, sitting room, kitchen/dining room, large conservatory, four bedrooms and family bathroom. Externally the home boasts a generous plot with lovely front and rear gardens, garage/carport and ample off street parking. Situated in a peaceful cul-de-sac, offering a tranquil environment while still being close to local amenities and transport links.

Whether you are looking to downsize, upsize, invest, or find your forever home, this versatile property in Milton is sure to impress. Don't miss the chance to make this delightful bungalow your own.

## Situation

- 0.06 miles - Bus Stop
  - 0.55 miles - Milton Train Station
  - 0.10 miles - Co-op Convenience Shop
  - 0.31 miles - Ashcombe Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: D  
 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		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

Feature wooden front door opening into the hallway, stairs rising to the first floor landing, radiator, oiled oak flooring and doors to;

## Sitting Room

13'10" x 13'2" (4.22m x 4.01m)

Dual aspect with uPVC double glazed bay window to front and two uPVC double glazed windows to side, feature gas fireplace with surround, radiator, television point and lacquered oak flooring.

## Kitchen/Dining Room

21'7" x 13'9" (6.58m x 4.19m)

Dual aspect uPVC double glazed window to rear and side, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, 'Belfast' sink, four ring gas hob, electric oven, space for fridge/freezer, tumble dryer, plumbing for washing machine, oiled oak flooring, uPVC double glazed door opening to the garden. The dining area has ample space for dining room furniture, built-in cupboards, one housing the gas central heating combination boiler, radiator and double doors opening to;

## Conservatory

15'1" x 11'5" (4.60m x 3.48m)

Dual aspect uPVC double glazed windows to rear and side, radiator, oiled oak flooring, uPVC double glazed doors opening to the garden and door to;

## Bedroom Two

14'5" x 12'11" (4.39m x 3.94m)

uPVC double glazed window to rear and radiator.

## Bedroom One

13'10" x 12'5" (4.22m x 3.78m)

Dual aspect uPVC double glazed window to front and side, radiator.

## Bedroom Three

12'8" x 11'10" (3.86m x 3.61m)

uPVC double glazed window to side, radiator and laminate flooring.

## Bathroom

Obscured uPVC double glazed window to side, suite comprising high level

W/C, hand wash basin with taps over, feature claw foot bath with mains shower over, radiator and extractor.

## Landing

Hatch door creating access to the large loft/storage area and door to;

## Bedroom Four

13'10" x 10'2" max measurements (4.22m x 3.10m max measurements)

uPVC double glazed window to front and laminate flooring.

## Rear Garden

A great size, fully enclosed and a blank canvas. The rear garden is mostly laid to lawn with a generous area laid to decorative stones - ideal for garden furniture. Side gated access to the front of the property.

## Garage/Carport & Driveway

17'4" x 8'5" (5.28m x 2.57m)

The garage/carport has an up and over door to the front, power and lighting. The block paved driveway provides off street parking for at least three vehicles.

## Front Garden

The front garden is laid to lawn with a block paved walkway creating a connection between the driveway, front door and side gate into the garden.

## 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](https://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](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

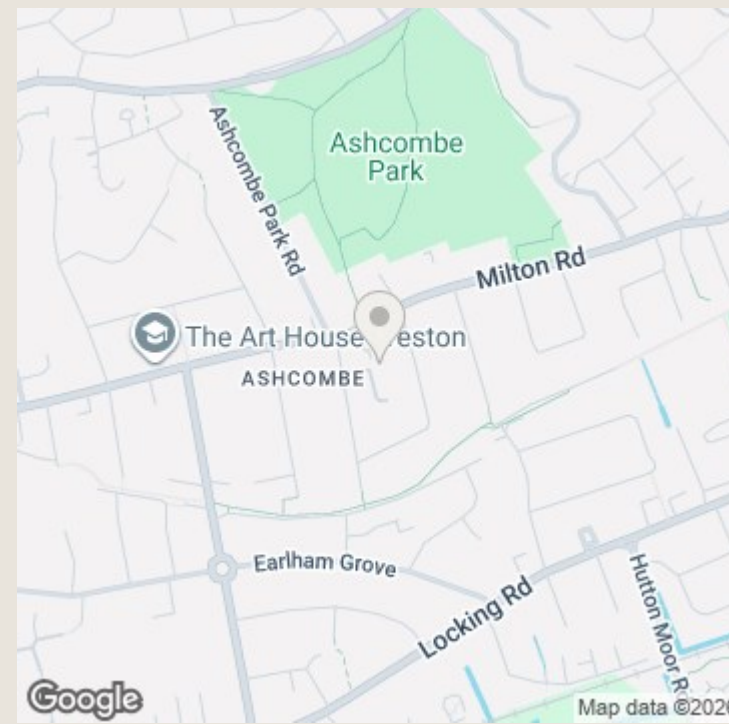
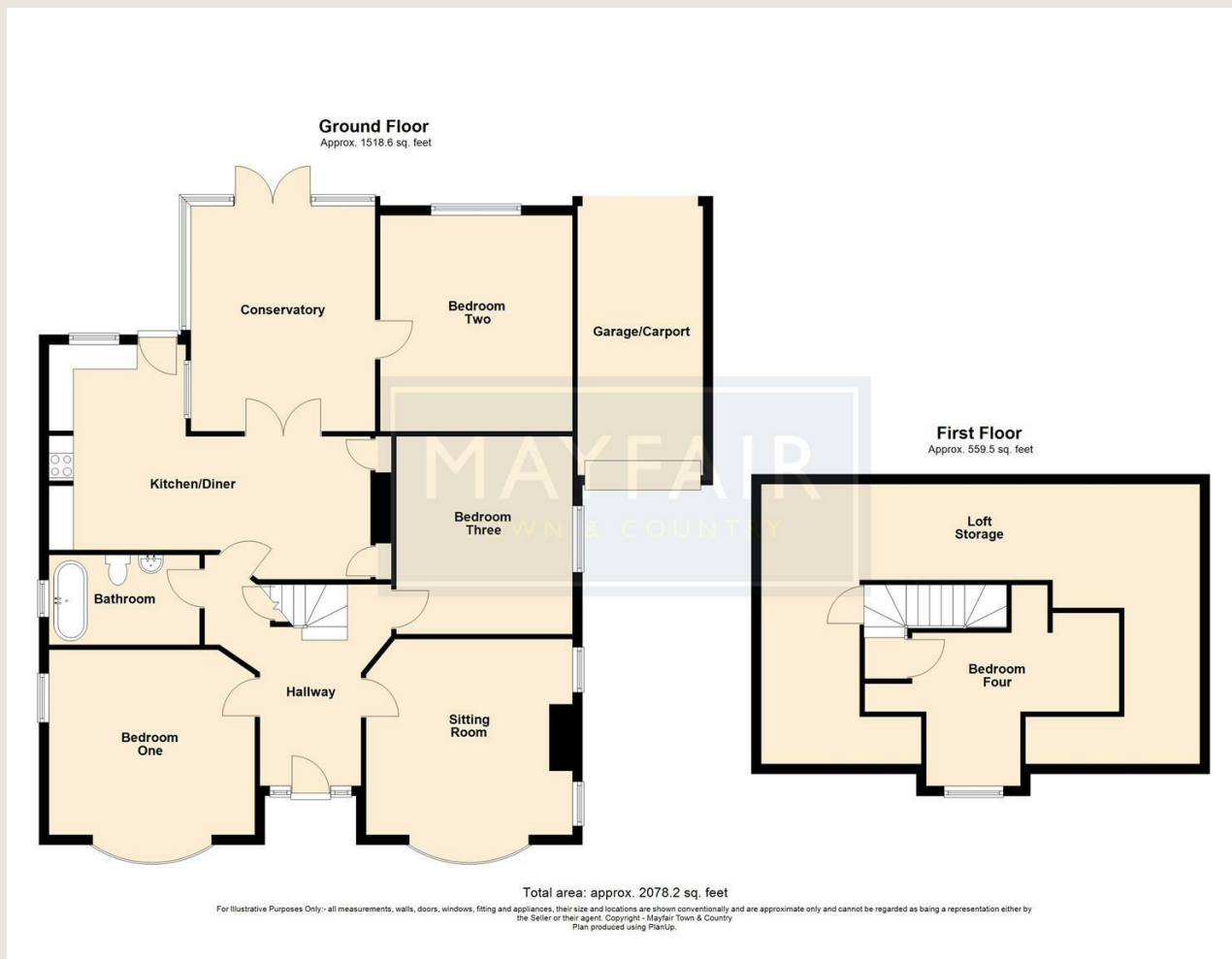
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](https://map.n-somerset.gov.uk/DandE.html).











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

