



167 MOORLAND ROAD

Weston-Super-Mare, BS23 4HY

Price £315,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE PERIOD HOME WITH SIZEABLE GARDEN * Beautifully enhanced by the current owners, this charming period property has undergone significant improvements, including the addition of a downstairs cloakroom and the stylish refurbishment of both the kitchen and bathroom.

The accommodation briefly comprises of an entrance vestibule, welcoming hallway, sitting room with open fireplace, further versatile reception room, and a contemporary fitted kitchen/dining room with a utility area and downstairs cloakroom. Upstairs offers three generous double bedrooms and a single bedroom - ideal as a nursery or home office. The family bathroom has been thoughtfully updated with a tasteful, period-appropriate suite.

Externally, the home benefits from a front garden set back from a tree-lined road, while the impressive rear garden offers perfect space for entertaining and includes rear access, offering potential for the creation of off-street parking via a lane to the rear.

Ideally located just a stone's throw from Weston's seafront, this property also benefits from close proximity to local parks, excellent bus links, Weston train station, a variety of shops, and highly regarded schools.

Situation

120 metres - Bus Stop
 0.48 miles - Weston Sea Front
 0.19 miles - Clarence Park East
 0.38 miles - Broadoak Academy
 0.68 miles - Weston Train Station
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestibule

Composite front door opening into the entrance vestibule, door to;

Hallway

uPVC double glazed window to side, updated consumer unit, radiator and doors to;

Sitting Room

14'9" x 11'8" (4.50m x 3.56m)

uPVC double glazed bay window to front, feature fireplace with surround, radiator and television point.

Family Room/Bedroom/Dining Room

12'4" x 10'2" (3.76m x 3.10m)

uPVC double glazed window to rear and radiator. A versatile room which is currently used as a play room but could also be utilised as a formal dining room, ground floor bedroom or extra reception room.

Kitchen/Dining Room

23'5" x 10'6" (7.14m x 3.20m)

Dual aspect uPVC double glazed windows to both sides and rear aspects, the kitchen comprises a range of attractive 'Shaker' style wall and base level units with complementary worktop over and tiled surround, one and half ceramic sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over and electric fan assisted oven below, space for fridge/freezer and tumble dryer, plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating 'Vaillant' boiler, ample space for dining table and chairs, uPVC double glazed door opening to the garden and door to;

Downstairs W/C

Obscured uPVC double glazed window to side, attractive suite comprising low level W/C and hand wash basin set into storage vanity unit with mixer tap over and towel radiator.

Split Level Landing

Two loft access points, radiator and doors to;

Bedroom One

14'9" x 9'2" to built-in wardrobes (4.50m x 2.79m to built-in wardrobes)

uPVC double glazed window to front, two built-in wardrobes and radiator.

Bedroom Two

12'3" x 10'3" (3.73m x 3.12m)

uPVC double glazed window to rear and radiator.

Bedroom Three

11'11" x 10'7" (3.63m x 3.23m)

uPVC double glazed window to rear and radiator.

Bedroom Four

8'1" x 5'6" (2.46m x 1.68m)

uPVC double glazed window to front and radiator.

Bathroom

Obscured uPVC double glazed window to side, refitted suite comprising low level W/C, hand wash basin with taps over and panelled bath with taps and handheld shower attachment PLUS mains rainfall shower with separate handheld attachment, tiled surround and glass shower screen, extractor and radiator.

Rear Garden

An impressive size, the rear garden is mostly laid to attractive paving - ideal for entertaining. The centre of the garden is laid to grass with a raised planter border. To the rear of the garden is a generously sized shed, where previously a garage stood - the property does have vehicular to the rear through a small lane so a prospective buyer could remove the fence and shed to create off street parking if they desired.

Front Garden

Enclosed by a brick wall with walkway to the front door.

Material Information

We have been advised the following;

Agent Note - We have been advised there is a £9 PA charge for the use of the lane to the rear and a rent charge from 1909 of £3 PA for the property however, these have not been collected for a number of years.

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.

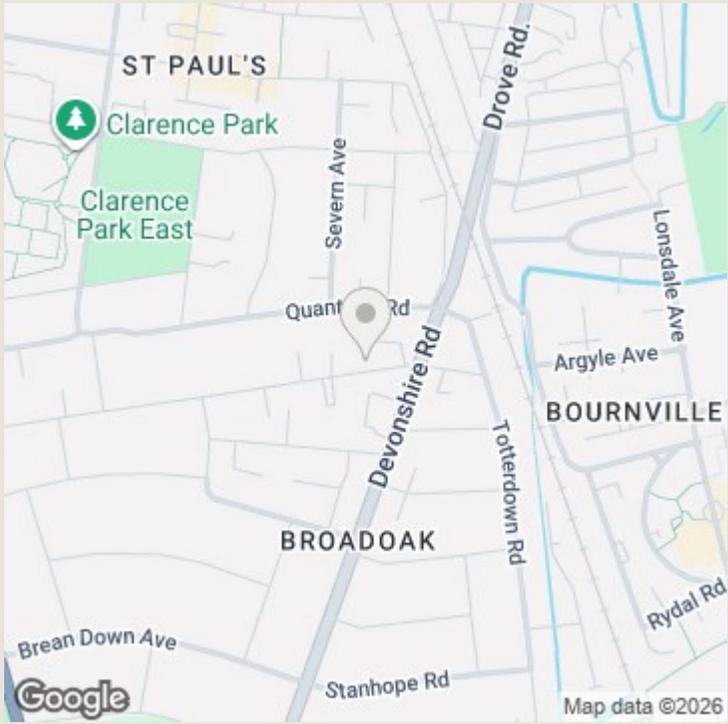
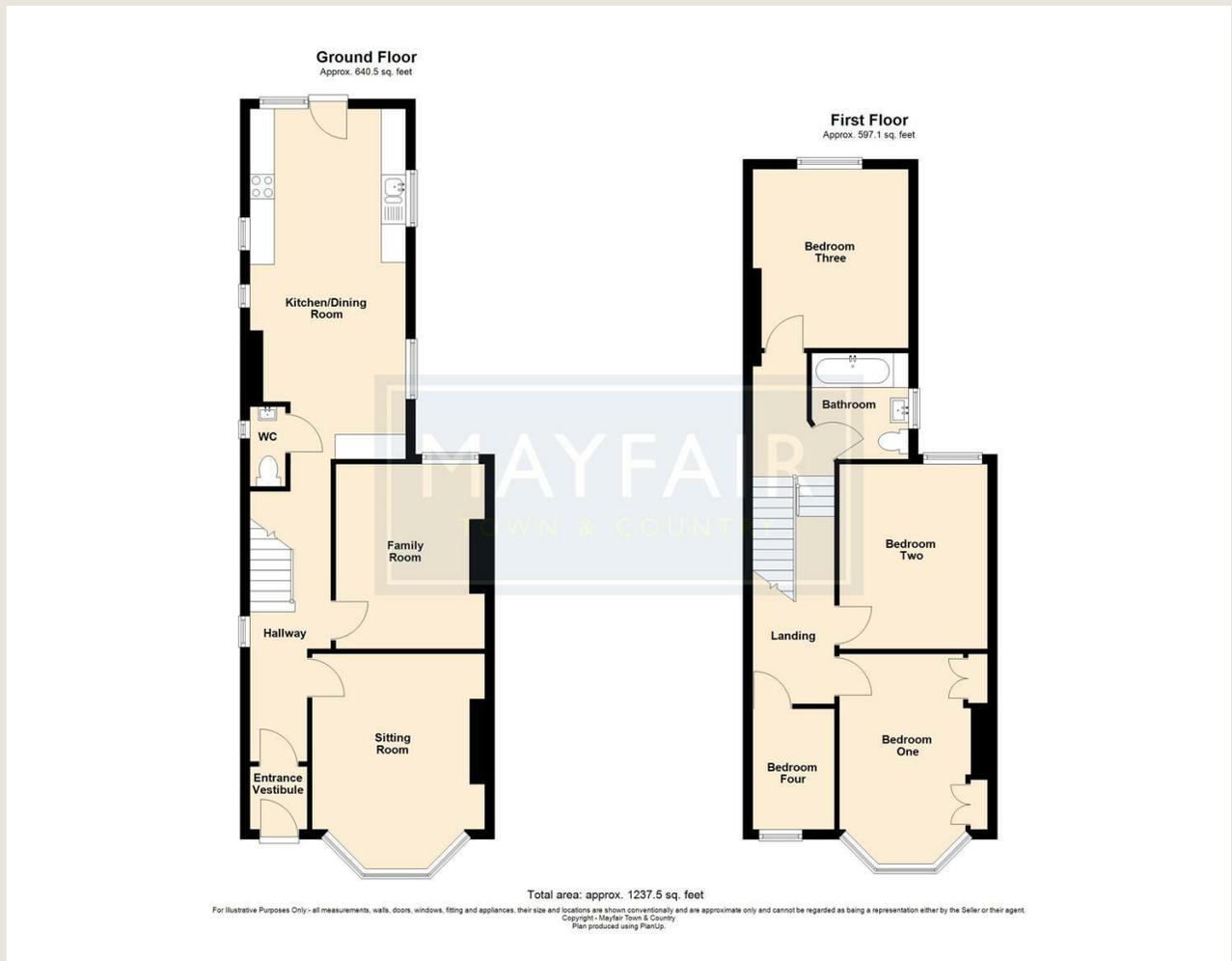
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

