



8 HAMLEDON ROAD

Weston-Super-Mare, BS22 7GL

Offers Over £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO ONWARD CHAIN COMPLICATIONS! * Located in the popular and well-connected area of St Georges, Mayfair Town & Country are pleased to present this detached three-bedroom family home, offering spacious accommodation and a lovely south-east facing garden.

The accommodation briefly comprises of an entrance hall with space for storage cupboards, a comfortable lounge, and a well-presented kitchen and dining room, separated by an attractive curved archway. To the rear of the property, you'll find a south-east facing garden room and conservatory, both enjoying access out to the garden. Sliding doors lead through to a useful office/storage room, formerly part of the garage, which also provides access to the remaining garage space with an up-and-over door opening onto the driveway.

Upstairs, there are three good sized bedrooms, along with a family bathroom and an airing cupboard providing additional storage.

Outside, the property sits on a good-sized plot with off-street parking to the front. The generous south-east facing rear garden wraps around part of the side of the property, offering plenty of space to relax, entertain or enjoy gardening.

With no onward chain, we highly recommend a viewing at your earliest convenience.

Situation

- 112 metres - Walford Avenue Play Area
 - 0.38 miles - Priory Secondary School
 - 0.57 miles - Sainsbury's Supermarket
 - 0.79 miles - Worle Train Station
 - 0.81 miles - Junction 21 of the M5
- All distances are approximate and sourced from Google Maps

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

The front door leads into the hallway, providing stairs to the first floor and a door to;

Lounge

14'10" x 11'5" max measurement (4.52m x 3.48m max measurement)

uPVC double glazed window to the front, radiator and door to;

Dining Room

10'1" x 7'4" (3.07m x 2.24m)

Ample space for dining room furnishings, double door under stairs storage cupboard, radiator, doors opening to the garden room and an archway to;

Kitchen

10'1" x 7'2" (3.07m x 2.18m)

uPVC double glazed window to the rear overlooking the back garden, the kitchen is fitted with a range of base and eye level cream coloured units with plentiful worktop space and fully tiled surround, double electric oven set below a four ring gas hob with extractor hood over, plumbing and space for washing machine and fridge/freezer, one and a half stainless steel sink set below the window and the gas central heating boiler.

Garden Room

7'9" x 9'2" (2.36m x 2.79m)

Accessed through the dining room, aluminium double glazed windows to both sides and the rear providing an outlook to all of the garden, patio door out to the garden, ample space for furniture and door to;

Conservatory

12'3" x 8'3" (3.73m x 2.51m)

Aluminium double glazed window to both sides and the rear providing an outlook to all of the garden, patio door to the garden and sliding door to;

Office/Storage

11'5" x 8'9" (3.48m x 2.67m)

Formerly the garage, this room has been updated internally and externally and separated from the actual garage in order to make an extra room, ideal use for a utility and/or office, with a door to the garage.

Landing

Access to the airing cupboard housing the hot water tank, loft access and doors to;

Bedroom One

13'8 x 8'1" (4.17m x 2.46m)

uPVC double glazed window to the front with radiator below and plentiful space for bedroom furnishings.

Bedroom Two

11'2" x 8'1" max measurement (3.40m x 2.46m max measurement)

Upvc double glazed window to the rear overlooking the garden and a radiator below.

Bedroom Three

8'4" x 6'4" (2.54m x 1.93m)

uPVC window to the front and radiator below.

Bathroom

Obscured uPVC double glazed window to the rear, the bathroom comprises of a white suite low level w/c, hand wash basin with taps over, panelled bath with taps and electric shower over along with glass shower screen to the side and a fully tiled surround.

Rear Garden

Enjoying a sunny south/easterly facing aspect, the rear garden is fully enclosed by fencing and brick built wall. Mostly laid to lawn with an array of plants, hedges and a tree, there is also an area laid to decorative stones, outside tap and access to the conservatory and garden room.

Driveway

Providing off street parking for a vehicle, while the front garden has been laid to decorative stones which creates space for an additional parking space.

Remainder of Garage

8'9" x 5'0" (2.67m x 1.52m)

Up and over garage door, power and a door to the office/storage.

Material Information

We have been advised 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.

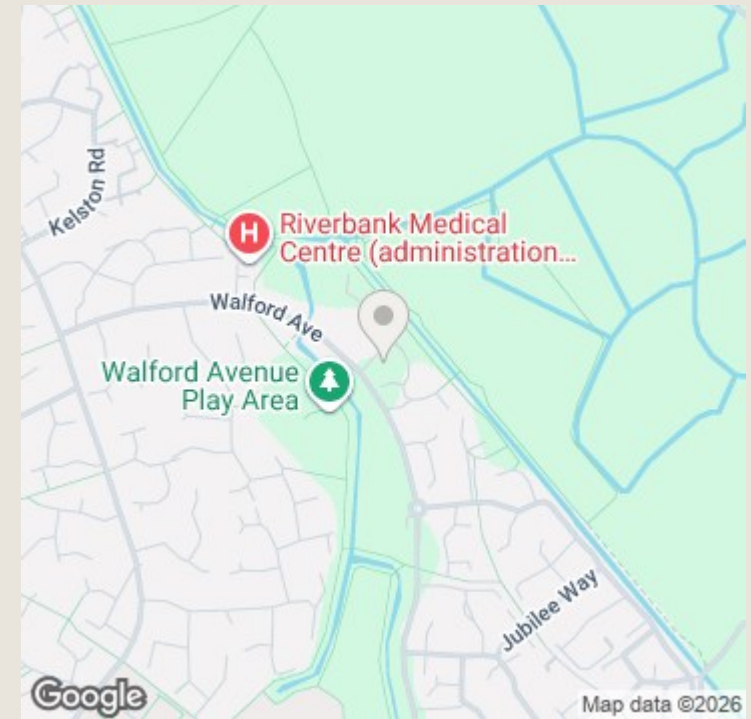
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

