



**17 WAYSIDE**

Weston-Super-Mare, BS22 9BL

**Price £325,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* EXTENSIVELY IMPROVED OVER THE LAST FIVE YEARS \* Mayfair Town & Country are delighted to present this well-appointed and versatile three bedroom home, thoughtfully upgraded throughout and offering an excellent opportunity for a buyer to add their own finishing touches.

The current owner has undertaken a comprehensive programme of improvements, including cavity wall insulation, full re-wiring, replacement windows and doors, as well as a stylish new kitchen and bathroom - along with many other enhancements. The property does require some cosmetic finishing touches - such as decoration and carpets.

The ground floor briefly comprises of an inviting entrance hall with useful under-stair storage, a modern refitted kitchen, a spacious lounge featuring a large picture window to the front, a separate dining room leading into a conservatory, and a contemporary ground floor bathroom. Upstairs, the property offers three well-proportioned bedrooms and a modernised W/C.

Externally, the home benefits from a manageable rear garden with courtesy door access to a generous garage with a new roof, which houses the updated gas central heating combination boiler. To the front, a driveway provides off-street parking for multiple vehicles, alongside a lawned garden.

Ideally situated within easy reach of well-regarded schools, local shops, amenities, and excellent transport links, this property is perfectly positioned for convenient living. Early viewing is highly recommended to fully appreciate all that this home has to offer.

## Situation

- 0.17 miles - Bus Stop
  - 0.20 miles - Worle High Street
  - 0.70 miles - Milton Train Station
  - 1.80 miles - Junction 21 of the M5
  - 0.07 miles - St. Martin's Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Updated uPVC front door opening into the hallway, stairs rising to the landing with two under-stair storage cupboards, radiator and doors to;

## Kitchen

13'6" x 7'11" (4.11m x 2.41m)

Dual aspect uPVC double glazed windows to front and side, refitted kitchen comprising a range of matching eye and base level units with complementary worktop over, inset one and half sink with adjacent drainer and mixer tap over, inset four ring gas hob with extractor over, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator.

## Lounge

16'8" x 11'2" (5.08m x 3.40m)

Large uPVC double glazed window to front and radiator. A versatile room which is currently utilised as a dining room/office but would also be suited as the lounge.

## Dining Room

14'4" x 10'6" (4.37m x 3.20m)

uPVC double glazed patio doors opening to the conservatory, radiator and television point. A versatile room which is currently used as the lounge but would also be suited as the dining room.

## Conservatory

uPVC double glazed windows looking out to the garden with double glazed door opening to the garden.

## Family Bathroom

Refitted suite comprising of low level W/C, hand wash basin with mixer tap over and panelled bath with taps and shower over, towel radiator and extractor.

## Landing

uPVC double glazed window to side and doors to;

## Bedroom 1

12'9" x 11'2" (3.89m x 3.40m)

uPVC double glazed window to front, radiator and ethernet point.

## Bedroom 2

12'8" x 8'0" (3.86m x 2.44m)

Dual aspect uPVC double glazed windows to front and side, radiator and ethernet point.

## Bedroom 3

10'7" x 10'2" (3.23m x 3.10m)

uPVC double glazed window to rear, radiator and ethernet point.

## W/C

Obscured uPVC double glazed window to rear, white suite comprising low level W/C and hand wash basin.

## Rear Garden

Mostly laid to lawn with flower and shrub border with a raised patio area and courtesy door to the garage.

## Garage & Driveway

16'8" x 9'4" (5.08m x 2.84m)

The garage has an up and over door to the front, uPVC double glazed window to rear, power, lighting, wall mounted gas central heating Worcester Bosch combination boiler and courtesy door to the garden. The driveway is at the front and provides off street parking for two vehicles.

## Front Garden

Laid to lawn with a low level wall to the front.

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## Improvements Made By Current Owner

Cavity Wall Insulation: 2024

Kitchen: 2022

New Combi- Boiler: 2021

Full Re-wire & Consumer Unit: 2021

New Windows, External Doors, Internal Doors and Garage Door: 2021 - 2025 (The double glazed window panes were replaced in the conservatory and not including bedroom three window as updated by previous owners)

New Garage Flat Roof: 2025

Ethernet Points in All Bedrooms: 2021

EPC Note: Some of the improvements above could have had a positive impact on the current EPC which was carried out before the current owner bought it.

## 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).

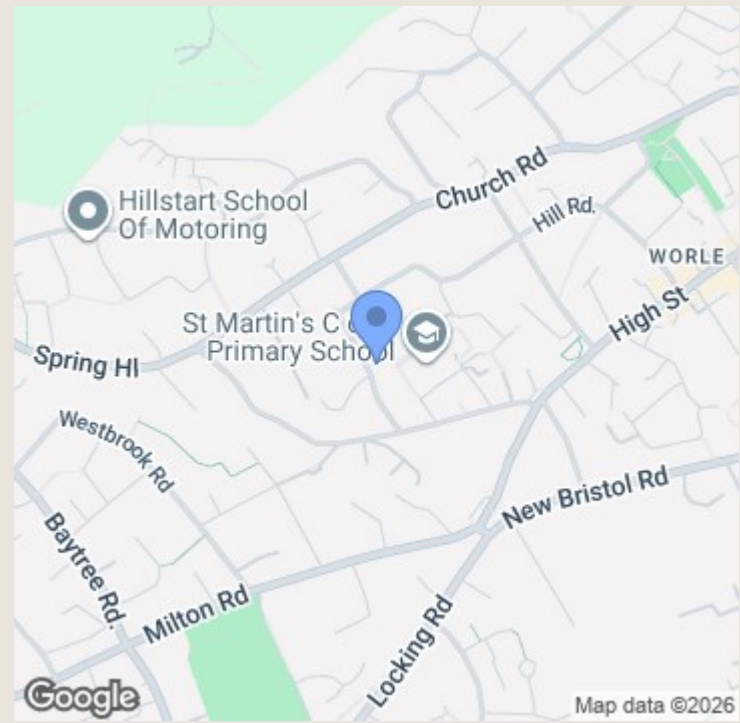
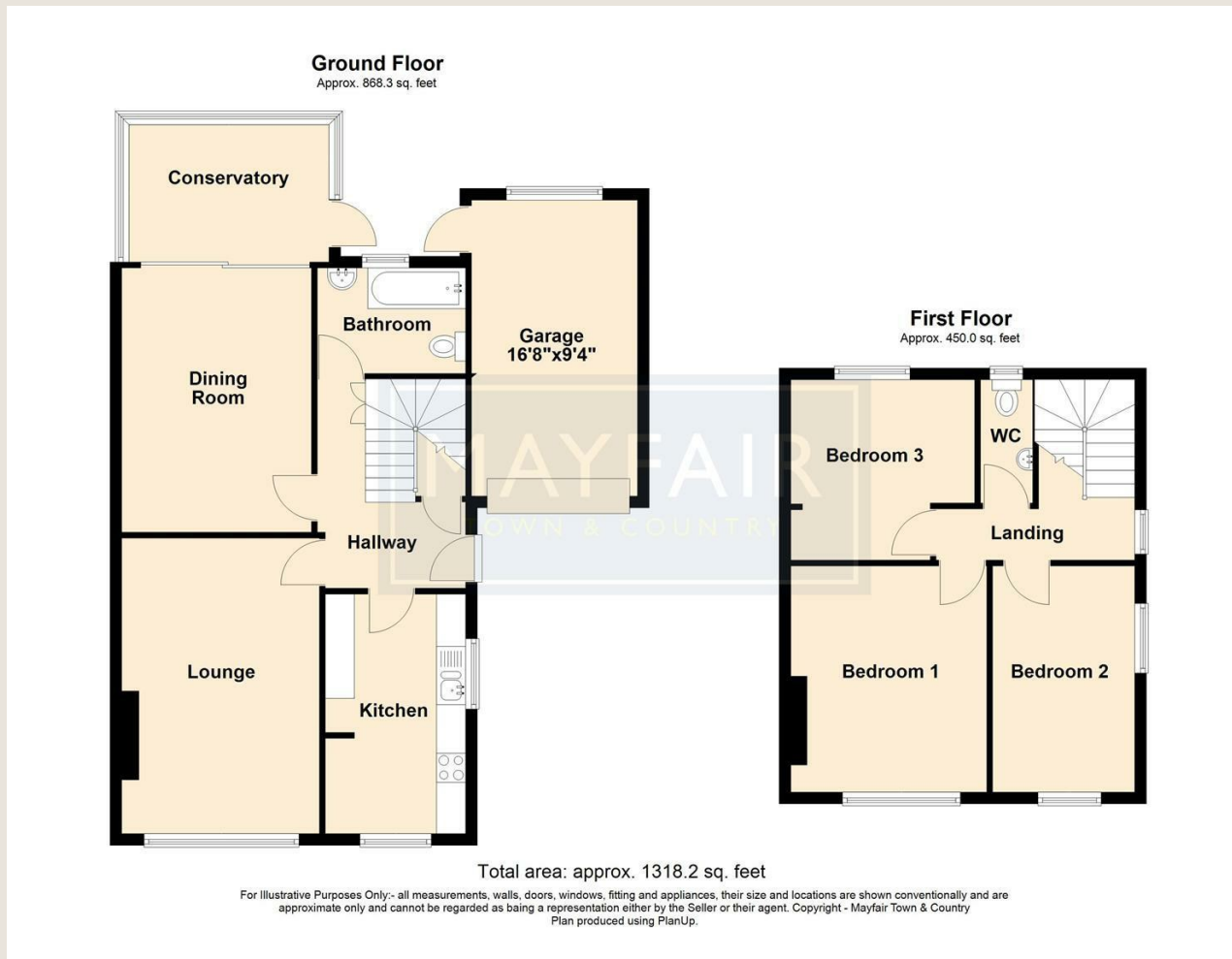
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

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

