



## 3 SPRING VALLEY

Weston-Super-Mare, BS22 9AS

Offers Over £365,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

**\* DECEPTIVE FAMILY HOME \*** Nestled in a peaceful cul-de-sac on Worle Hillside, this versatile family residence offers a flexible accommodation with the potential for 3/4 bedrooms and 3/4 reception rooms, tailored to suit your lifestyle.

The ground floor is thoughtfully arranged and briefly comprises of; an entrance porch, hallway, cloakroom, spacious lounge with open fireplace, an open-plan kitchen/dining area, conservatory, and an additional generous reception room/bedroom-ideal for multi-generational living. Upstairs, the property features three well-proportioned bedrooms, including the master bedroom with en-suite shower room, complemented by a stylish four-piece family bathroom.

Externally, the home enjoys well maintained front and rear gardens, which benefit from sun at various times of the day, perfect for relaxation or entertaining. To the rear, a level access garage and driveway provide convenient off-road parking.

Conveniently positioned within easy reach of local shops, well-regarded schools, and excellent commuter links, this property offers both practicality and lifestyle appeal in equal measure. An internal inspection is highly recommended to fully appreciate the space, adaptability, and prime location this wonderful home has to offer.

## Situation

- 0.10 miles - The Windsor Castle Pub
- 0.30 miles - Milton High Street
- 0.40 miles - St. Martin's Primary School
- 0.66 miles - Milton Train Station
- 2.18 miles - Junction 21 of the M5 Motorway

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Porch

Via glazed door leading to entrance hall.

## Hallway

With stairs rising to first floor landing, under stairs storage cupboard, radiator, laminate floor, doors to all rooms.

## Cloakroom

Side aspect obscured double glazed window. Comprising low-level W/C, wash hand basin, radiator, laminate flooring.

## Lounge

17'9" × 11'11" (5.41 × 3.63)

Dual aspect room with front and rear aspect double glazed windows, fireplace with open half, television point, radiator, doors opening to kitchen / dining room.

## Kitchen/Dining Room

Dual aspect room with side and rear aspect double glazed windows and doors leading to conservatory. Fitted with a range of eye and base level units with solid oak work surfaces over, inset one and a half bowl stainless steel sink and drainer unit, space and plumbing for washing machine, integral five burner gas hob with electric oven and extractor over, integral dishwasher, space for tumble dryer, fitted wine rack, Island with breakfast bar, cupboards and drawers under, tiled flooring.

## Conservatory

12'6" × 10'2" (3.81 × 3.10)

Of UPVC construction, doors leading to rear garden, radiator, tiled flooring.

## Bedroom Two/Reception Room

12'10" × 10'10" (3.91 × 3.30)

Front aspect double glazed window, radiator, laminate flooring.

## First Floor Landing

With doors to rooms, airing cupboard, loft hatch, eaves storage.

## Bedroom One

17'8" × 11'10" (5.38 × 3.61)

A light and airy room with rear aspect double glazed window into eaves, built-in wardrobe either side of window, double radiator, smooth ceiling and door to wet room en-suite.

## En-Suite Shower Room

A tiled wet room with mains shower, wash hand basin, low-level W/C, inset spotlights, extractor fan.

## Bedroom Three

12'10" × 10'10" (3.91 × 3.30)

Front aspect double glazed window, double radiator, smooth ceiling.

## Bedroom Four

8'7" × 6'7" (2.62 × 2.01)

Rear aspect 'Velux' window, radiator, smooth ceiling, eaves storage space.

## Four Piece Bathroom

11'5" × 5'6" (3.48 × 1.68)

Two side aspect double glazed windows, four piece suite comprising low level W/C, hand wash basin, panelled bath with taps over and shower attachment, shower cubicle with mains shower over, towel radiator, extractor and fully tiled walls and flooring.

## Front Garden

Mainly laid to stone chippings with courtesy gate and steps leading to front door, raised block paved patio area, side access to rear garden.

## Rear Garden

Mainly laid to lawn with various raised shrub and flower borders, patio area,

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Pergola, water tap, there is storage space underneath the property, side access, with gate and courtesy door leading to garage.

## Garage & Parking

17'7" x 8'11" (5.36 x 2.72)

With up and over door, light and power. Off street parking to the front.

## Agent Note

Please be advised the image labelled 'plot' is only to be used as a guide of the plot, and it may not be a full representation of the boundary.

## Material Information

We have been advised of the following:

Council Tax- E

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

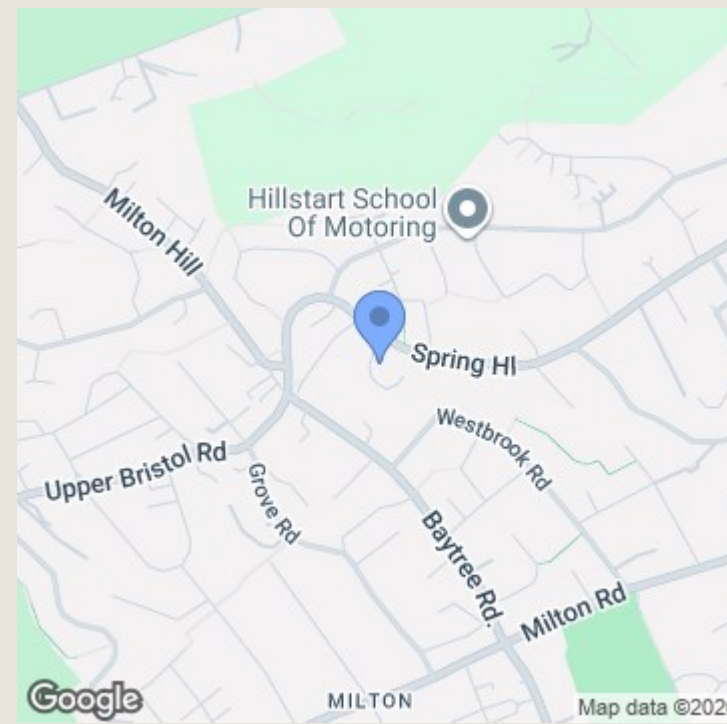
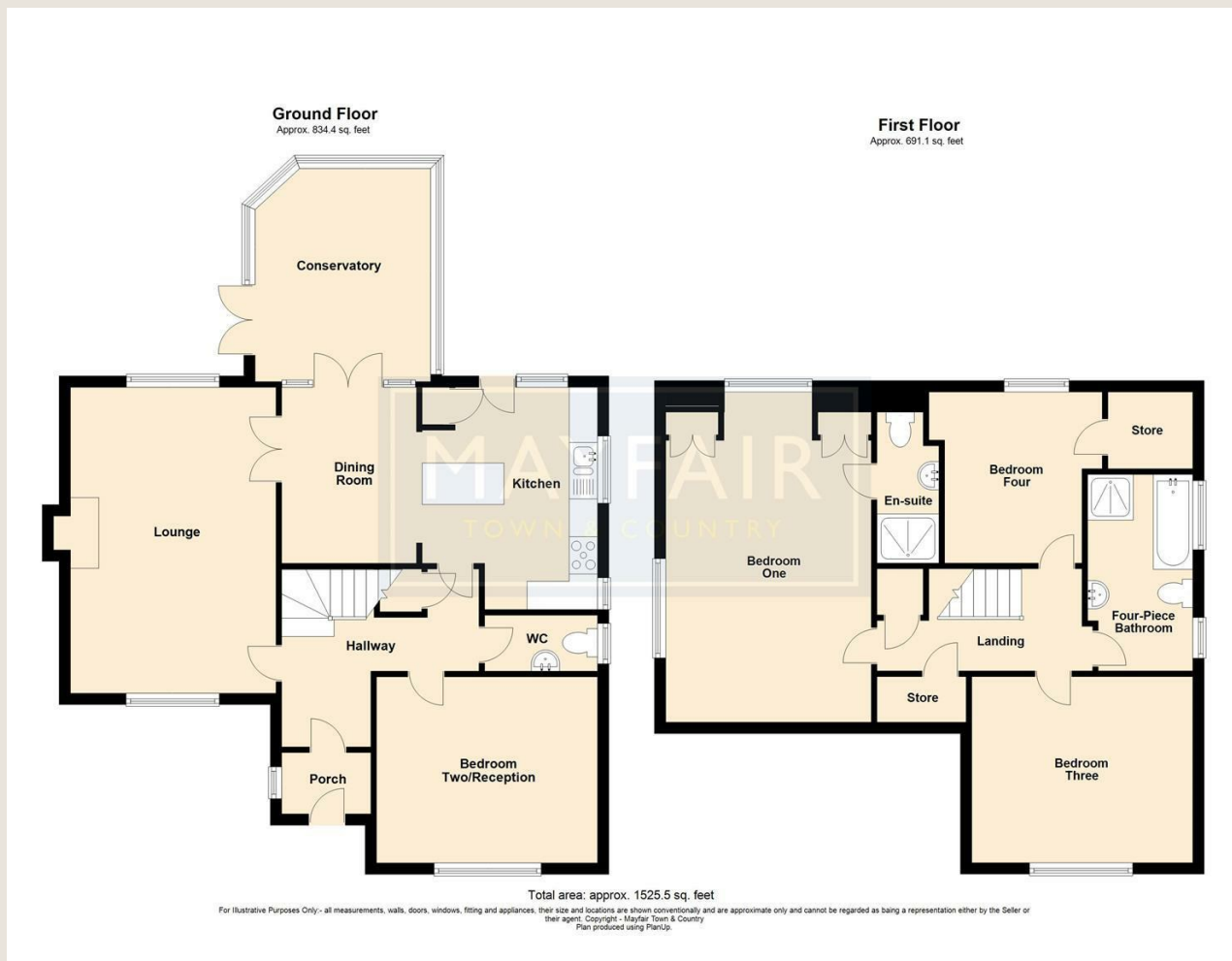
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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](http://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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worle@mayfairproperties.net

## 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

