



# 10 CORNWALLIS AVENUE

Weston-Super-Mare, BS22 9PF

Price £419,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* EXTENDED FAMILY HOME WITH ANNEXE \* Situated in the highly sought-after area of North Worle, this impressive and versatile home is ideal for families seeking additional space, multi-generational living, or a potential Airbnb opportunity.

The ground floor offers a welcoming entrance hallway with updated downstairs cloakroom, leading through to a generous lounge and an impressive extended kitchen/dining/family room complete with fully integrated appliances - perfect for modern family living. The annexe area can be accessed by the kitchen or a separate front door via the utility/annexe kitchen and features a spacious living room, shower room, and double bedroom, creating a comfortable and largely self-contained living space if required. Upstairs, the property continues to impress with three well-proportioned bedrooms and a modernised family bathroom.

Externally, the home benefits from a good sized, sunny rear garden designed for low maintenance, while the front provides ample off-street parking.

Ideally positioned on the border of Worle and Kewstoke, the property offers convenient access to highly regarded primary and secondary schools, local amenities, and excellent transport links. We highly recommend a viewing to appreciate what this home has to offer.

## Situation

90 metres - Bus Stop  
0.20 miles - Convenience Shop  
0.21 miles - St. Marks Primary School  
1.55 miles - Sand Bay Beach, Kewstoke  
1.55 miles - Junction 21 of the M5 Motorway  
All distances are approximate and sourced from Google Maps

## Local Authority

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



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		
	73	78

England & Wales EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

## Entrance Hall

uPVC double glazed front door opening into the hallway, consumer unit, radiator and doors to;

## Downstairs Cloakroom

Obscured double glazed window to side, attractive suite comprising low level W/C and hand wash basin set into storage vanity unit, tiled walls and towel radiator.

## Lounge

17'10" x 11'0" (5.44m x 3.35m)

Dual aspect double glazed window to side and bay window to front, television point, two radiators and double doors opening to;

## Kitchen/Dining/Family Room

20'5" x 17'10" max measurements (6.22m x 5.44m max measurements)

Double glazed window to rear with skylights, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over, built-in mid height electric double oven, integrated full size fridge, full size freezer, microwave and dishwasher, breakfast bar area, ample space for dining table and other furniture, under stairs storage cupboard, two radiators, double glazed doors opening to the garden and door to the utility room/annexe kitchen.

## Landing

Double glazed window to side, storage cupboard, loft access, radiator and doors to;

## Bedroom One

11'5" x 9'8" (3.48m x 2.95m)

Double glazed window to front, built-in wardrobes and radiator.

## Bedroom Two

9'8" x 9'6" (2.95m x 2.90m)

Double glazed window to rear, built-in wardrobe and radiator.

## Bedroom Three

8'4" x 7'10" (2.54m x 2.39m)

Double glazed window to front and radiator.

## Bathroom

Obscured double glazed window to rear, suit comprising low level W/C, hand wash basin set into storage vanity unit and panelled bath with taps and mains shower over, extractor and radiator.

## ANNEXE

### Utility/Annexe Kitchen

8'5" x 6'3" (2.57m x 1.91m)

Obscured double glazed window to front, double glazed door creating access from the

driveway, eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric hob, space for fridge and mid-height microwave, plumbing for washing machine, door to the main house kitchen and door to;

## Annexe Living Room

16'4" x 8'7" (4.98m x 2.62m)

Double glazed patio doors to the side opening to the garden, television point, radiator and doors to;

## Annexe Bedroom/Bedroom Four

9'11" x 8'7" (3.02m x 2.62m)

Double glazed window to side and radiator.

## Annexe Shower Room

Suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, shower cubicle with mains shower over and tiled surround, radiator and extractor.

## Rear Garden

Conveniently low maintenance, the rear garden is partially laid to artificial lawn with a paved walkway leading to a raised decked area. Accessible from the house and annexe via double glazed patio doors.

## Driveway

The block paved driveway provides off street parking for at least two vehicles.

## Material Information

We have been advised the following;

Agent Note - We have been advised there are two council tax bands for this property. The main house has a rating of C, while the annexe has a rating of A.

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).





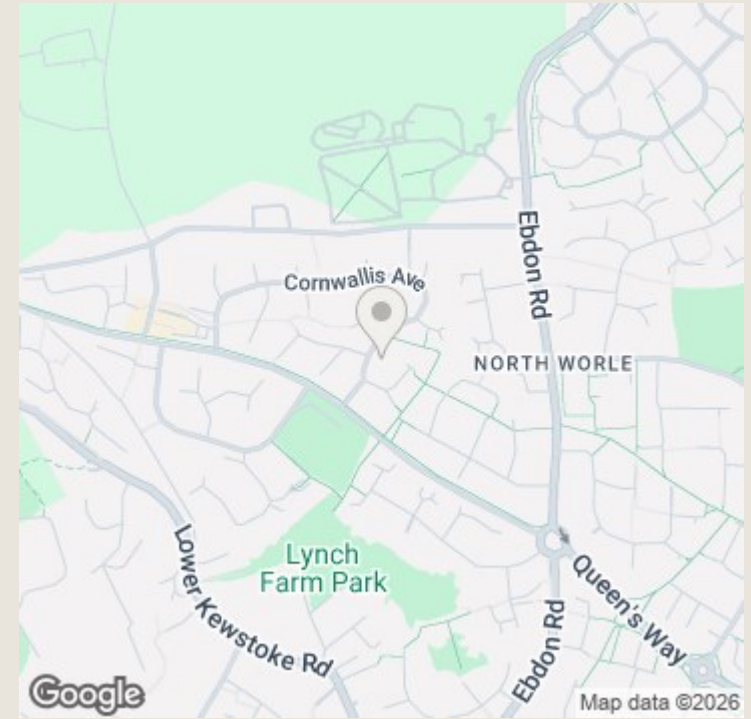






Total area: approx. 1380.0 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent.  
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Plan produced using Planitrac



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

