



30 MOSQUITO END

Weston-Super-Mare, BS24 8FB

Price £110,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* Fantastic Shared Ownership Opportunity \* Mayfair Town & Country are delighted to present this wonderful shared ownership opportunity, offering an ideal family home in move-in ready condition. Situated within the ever-popular and convenient Haywood Village development, this well-presented three bedroom end-terrace home offers spacious and thoughtfully arranged accommodation throughout.

In brief, the property comprises of a welcoming entrance hallway with a downstairs cloakroom, a bright and comfortable lounge, and a modern kitchen/dining room. To the first floor, there is a landing with useful storage, three generously sized bedrooms, en-suite to the master bedroom and a well-appointed family bathroom. Externally, the property boasts a good sized, low-maintenance rear garden with a large storage shed, along with off-street parking to the front for two vehicles.

An excellent opportunity for first-time buyers to step onto the property ladder or those looking for that extra space - early viewing is highly recommended.

## Situation

- 0.19 miles - Bus Stop
  - 0.21 miles - Lidl Supermarket
  - 0.25 miles - Haywood Primary School
  - 1.11 miles - Milton Train Station
  - 3.10 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: C  
 Tenure: Leasehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Composite front door opening into the hallway with stairs rising to the first floor landing, consumer unit, radiator, thermostat (no longer in use due to Google Nest), doors to;

## Downstairs Cloakroom

uPVC double glazed window to front, suite comprising low level W/C and corner hand wash basin with mixer tap over and tiled surround and radiator.

## Lounge

14'4" x 11'10" max measurements (4.37m x 3.63m max measurements)  
uPVC double glazed window to front, under-stairs storage cupboard, radiator, television, broadband and telephone points, Google Nest thermostat controls, door to;

## Kitchen/Dining Room

15'7" x 8'10" (4.75m x 2.69m)  
uPVC double glazed window to rear, the kitchen comprises of a range of matching eye and base level units with complementary worktop over, four ring induction hob with extractor over, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating combination boiler with Google Nest heating control system, ample space for dining table and chairs, radiator and uPVC double glazed doors opening to the garden.

## Landing

Loft access, storage cupboard and doors to;

## Bedroom One

11'11" x 7'7" to wardrobes (3.63m x 2.31m to wardrobes)  
uPVC double glazed window to front, above-stairs storage cupboard, built-in wardrobes, radiator and door to;

## En-Suite

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, shower cubicle with mains shower over and tiled surround, radiator and extractor.

## Bedroom Two

9'1" x 7'8" (2.77m x 2.34m)  
uPVC double glazed window to rear and radiator.

## Bedroom Three

7'8" x 5'10" (2.34m x 1.78m)  
uPVC double glazed window to rear and radiator.

## Bathroom

Suite comprising low level W/C, hand wash basin with mixer tap and tiled surround, panelled bath with mixer tap over and tiled surround, radiator and extractor.

## Garden

Designed with low maintenance in mind, the rear garden has been beautifully landscaped to create a stylish and practical outdoor space. A generously sized patio provides the perfect setting for entertaining, while paved stepping stones lead across artificial lawn, bordered by raised planters on either side. To the rear, a raised decked seating area offers an additional entertaining area, complemented by a substantial garden shed for storage. The garden further benefits from gated side access, an outside tap, and an external power socket.

## Shared Ownership Information

- The full value of this property is calculated at £275,000. We have been advised the following: It is currently available with a 40% share, the share purchase price will be £110,000 and the rent will be £388.78 a month, plus £24.82 a month for building insurance and management charge.
- You'll need to pay a reservation fee of £500 to secure this home. When

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you pay the fee, no one else will be able to reserve the home. If you complete on the purchase of your home, the reservation fee will be added to your rent account.

- You will be required to fill in online information for LiveWest.
- Tenure - We have been advised this property is leasehold with the remainder of a 125 year lease which commenced on 1.8.2018.
- You can rent out a room in the home, but you must live there at the same time. The property cannot be rented out as a whole.
- Prior written consent from LiveWest is required for pets.
- Below is the shared ownership required criteria which apply:

## Shared Ownership Required Criteria

We have been advised the following criteria applies:

- A gross household income less than £80,000 per year.
- A memorandum of sale to show you have agreed a sale on your property, if applicable.
- You cannot afford to buy a suitable property on the open market.
- Evidence of a sufficient deposit and funds available to pay the associated costs.
- Evidence of meeting the local connection WHICH INCLUDES:

- Have, by choice lived in North Somerset for two consecutive years preceding the date of application; OR
- Have, by choice previously lived in North Somerset for ten consecutive years no more than five years prior to the date of application; OR
- Have retained continuous employment in North Somerset, of a minimum of 16 hours per week, for at least the 12 months preceding the date the application is made; OR
- The applicant's immediate family members (parents, siblings, non-dependent children) have lived in North Somerset for the last two consecutive years and the applicant has a need to live near this person to give or receive significant care or support.

## Material Information

We have been advised of 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.

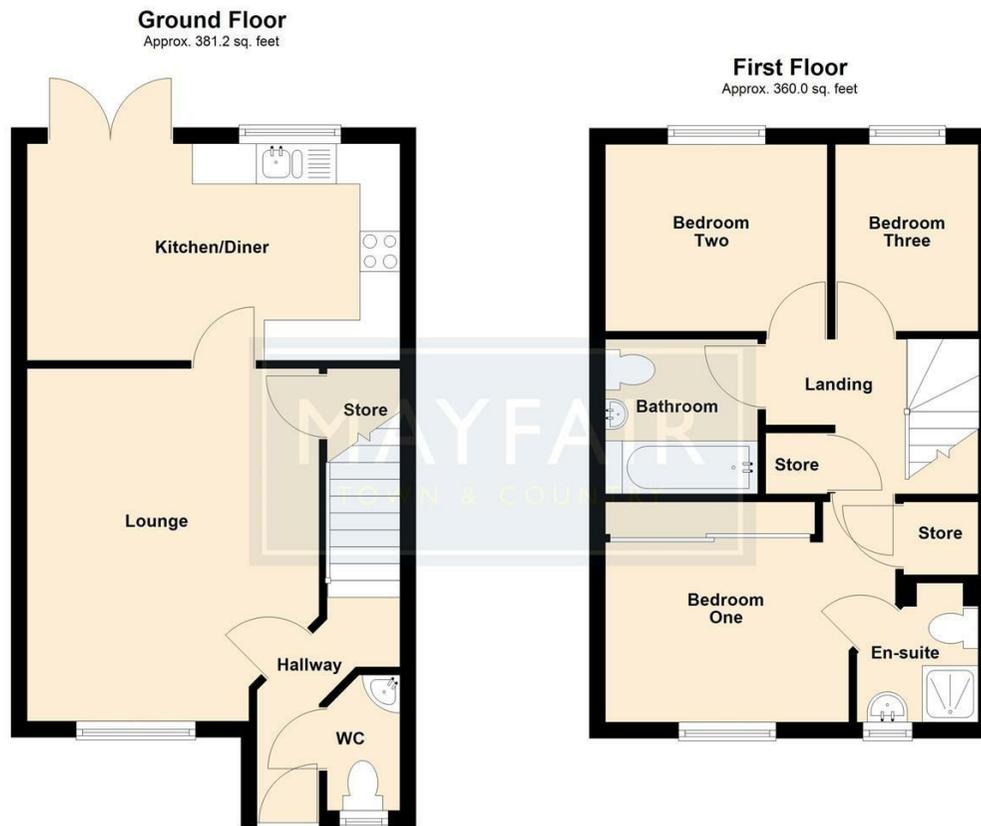
Mobile Signal - 5G. No known restrictions, we recommend visiting the Ofcom checker.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area,







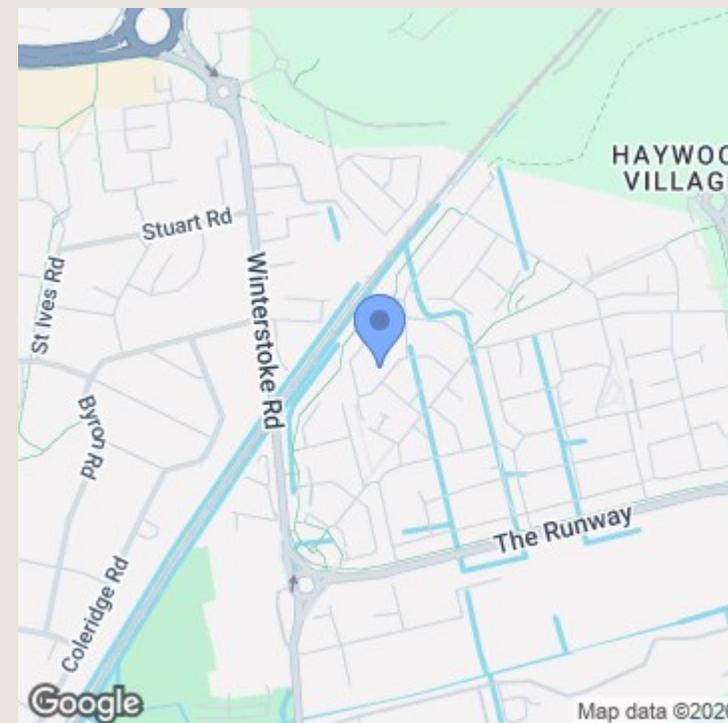


**Ground Floor**  
Approx. 381.2 sq. feet

**First Floor**  
Approx. 360.0 sq. feet

Total area: approx. 741.2 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. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

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

