



3 SLINGSBY GARDENS

North Somerset, BS24 8AY

Price £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN, GARAGE & DRIVEWAY * Tucked away in a quiet position within the ever-popular and convenient Haywood Village, this attractive freehold semi-detached home is offered to the market with no onward chain complications.

The well-presented accommodation briefly comprises of an entrance hall with a convenient downstairs cloakroom, a comfortable lounge, and a spacious kitchen/dining room with access to the garden. To the first floor are three generously sized bedrooms, including a master with en-suite, along with the family bathroom.

Externally, the property benefits from a generous, sunny garden, with access to a driveway and an impressive garage exceeding 22ft in length, complete with power and lighting.

Situation

- 120 metres - Bus Stop
 - 0.17 miles - Haywood Primary School
 - 0.40 miles - Lidl Supermarket
 - 1.03 miles - Milton Train Station
 - 2.81 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

The local area

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		91
(81-91) B		
(69-80) C	79	
(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

Front door opening into the hallway, stairs rising to the first floor landing, radiator, thermostat controls and doors to;

Downstairs Cloakroom

Suite comprising low level W/C and hand wash basin with taps over and tiled surround, radiator.

Lounge

16'1" x 13'0" max (4.90m x 3.96m max)

Double glazed window to front, radiator, television and telephone point, door to;

Kitchen/Dining Room

16'01" x 11'2" (4.90m x 3.40m)

Double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric oven, space for fridge/freezer, plumbing for washing machine, wall mounted gas central heating combination boiler, radiator, ample space for dining table and chairs, under-stair storage and double glazed patio doors opening to the garden.

Landing

Loft access, storage cupboard and doors to;

Bedroom 1

12'10" x 9'10" max (3.91m x 3.00m max)

Double glazed window to front, recess for wardrobes, radiator and door to;

En-Suite

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

Bedroom 2

9'6" x 9'3" (2.90m x 2.82m)

Double glazed window to rear and radiator.

Bedroom 3

9'6" x 6'9" (2.90m x 2.06m)

Double glazed window to rear and radiator.

Bathroom

7'4" x 6'1" (2.24m x 1.85m)

Obscured double glazed window to side, suite comprising low level W/C, hand wash basin with taps over and tiled surround, panelled bath with mixer tap and handheld shower attachment over, tiled surround, radiator and extractor.

Rear Garden

Fully enclosed by fencing with two courtesy gates - one to the driveway and the other to the side of the property. Half of the garden is laid to paving, while the other half is laid to lawn.

Front Garden

Laid to lawn and decorative stones with a paved walkway to the front door.

Garage & Driveway

22'10" x 9'10" (6.96m x 3.00m)

The garage has an up and over door with power and lighting. The driveway is in front of the garage and provides off street parking for one vehicle.

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

PROPERTY DESCRIPTION

the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

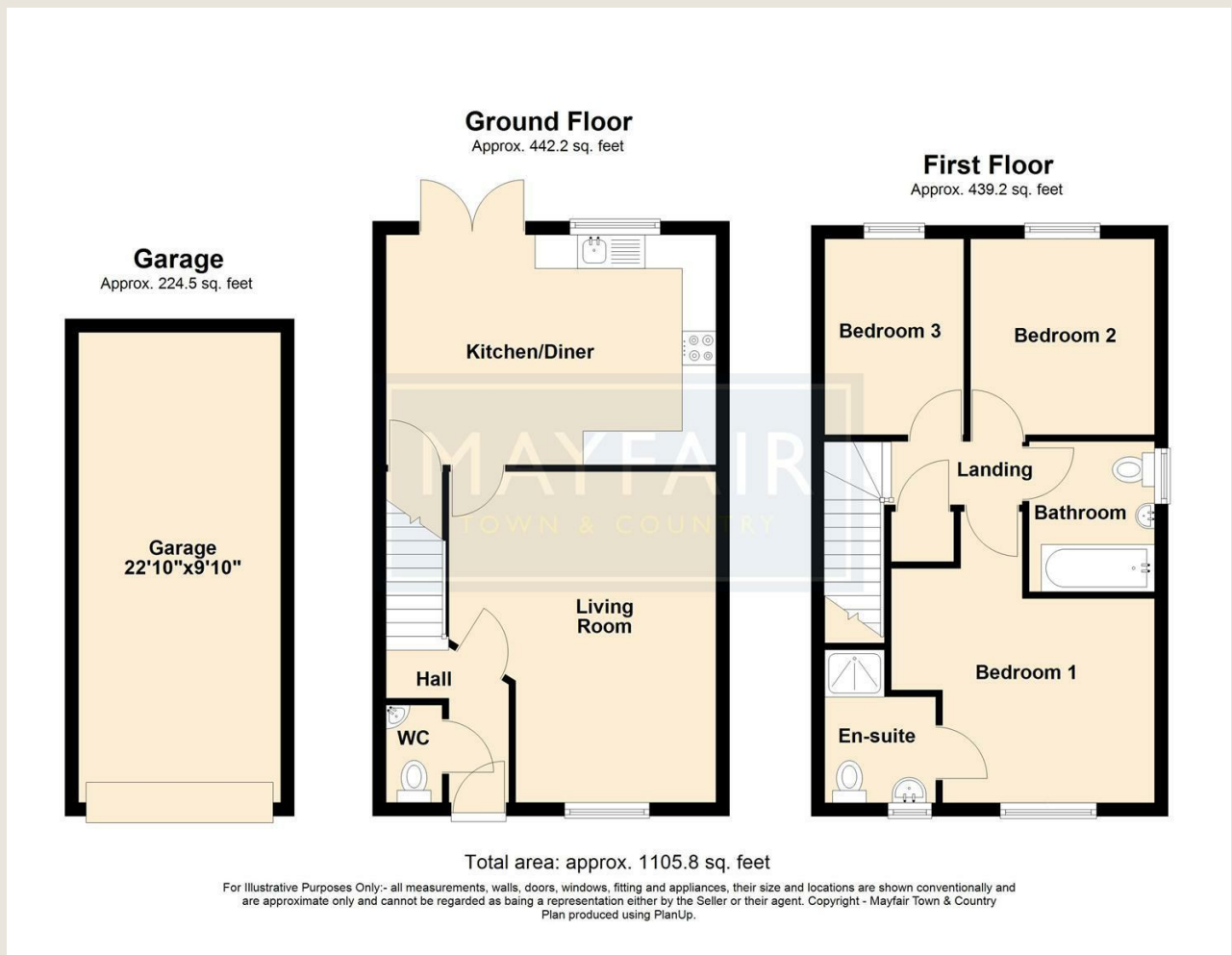
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

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

