



**14 FARNBOROUGH ROAD**

Weston-Super-Mare, BS24 7GG

**Price £355,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* SURROUNDED BY GREEN SPACE \* Mayfair are proud to present to the market this beautifully preserved three bedroom, detached house ideally situated on a generous corner plot within the St.Modwen's development. With fantastic outlooks to the greener areas of the development, the home benefits from a detached garage and drive to the rear of the home with access from the garden. The home offers so many positive attributes and we truly believe in order to appreciate these, an early viewing is advised!

## Situation

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</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 Hall

16'10" × 5'1" (5.13 × 1.55)

Access via secure partially glazed door to inner hallway. Further doors leading to lounge, cloakroom and kitchen/ diner. Carpeted stairs leading to upper floor.

## Lounge

18'8" × 15'1" (5.69 × 4.60)

Large and light room with characteristic bay window to the front. Laid with carpet and TV points on the front wall.

## Kitchen/Diner

18'8" × 9'2" MAX (5.69 × 2.79 MAX)

Matching wall and base units with a wood affect laminate worksurface over. All appliances are integral and include; dishwasher, double Electrolux oven, fridge/freezer, washing machine and inset induction hob with extractor fan over. Inset stainless steel sink with double basins and mixer tap over. Large window to the rear aspect and laid with laminate flooring. Spot lighting and the boiler is housed within a cupboard.

## Cloakroom

6'4" × 4'8" (1.93 × 1.42)

Large ground floor cloakroom with door leading to a generous under-the-stairs cupboard. Comprising a low level W/C and white pedestal sink with mixer tap over. Tiled splash back to the sink area and flooring is laid with laminate.

## First Floor Landing

Carpeted with doors leading to the master bedroom, bedroom two, bedroom three and the family bathroom. Further door leading to the airing cupboard situated over the headspace of the stairs. Hatching leading to the loft.

## Master bedroom

18'8" × 11'10" (5.69 × 3.61)

Large and light room with sliding doors to the balcony over looking the green areas. The room benefits from a dressing area with fully fitted wardrobes and an ensuite. Laid with carpet.

## En-suite

6'10" × 7'3" (2.08 × 2.21)

As good as new three piece en-suite comprising low level w/c, hand basin with mixer tap over and double walk-in shower with glass sliding door. Fitted mirror cabinet and wall mounted stainless steel towel radiator. The room is partially tiled with matching flooring and has spot lights.

## Bedroom Two

Double bedroom with window to the rear. Fitted with full wardrobes and triple sliding doors. Carpeted flooring.

## Bedroom Three

7'7" × 9'3" (2.31 × 2.82)

Generous single room with window to the rear and laid with carpet.

## Family Bathroom

Attractively tiled top to bottom the bathroom comprises low level W/C, inset hand basin with mixer tap over and bathtub with glass shield and shower over.

## Rear Garden

Large Corner plot garden partially laid to patio and lawn. Path leading to the side door of the garage giving easy access.

## Garage

Located to the rear of the property with a drive large enough for one car in front. Up and over door.

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## **Maintenance Charges**

All residents located within the development contribute towards the up keep of the surrounding areas. The cost as advised by the seller is roughly £400 per annum.





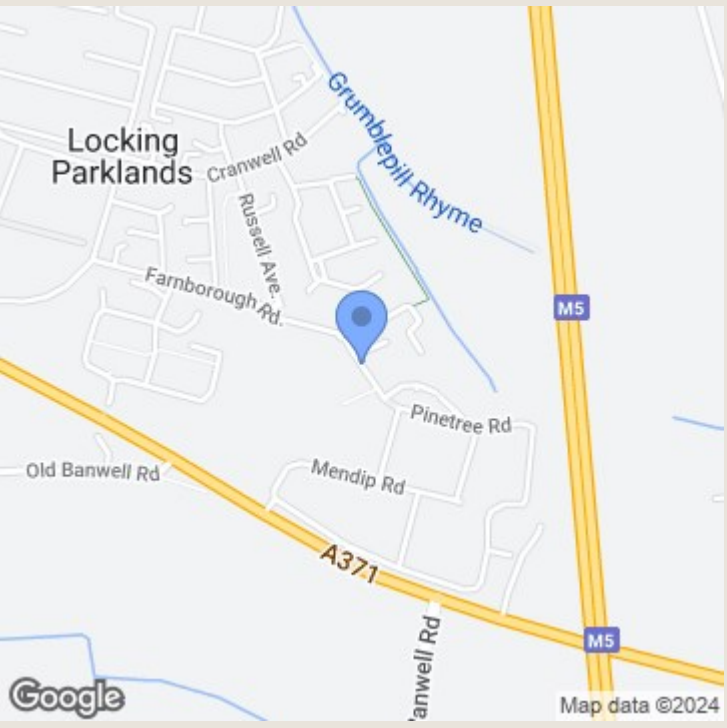
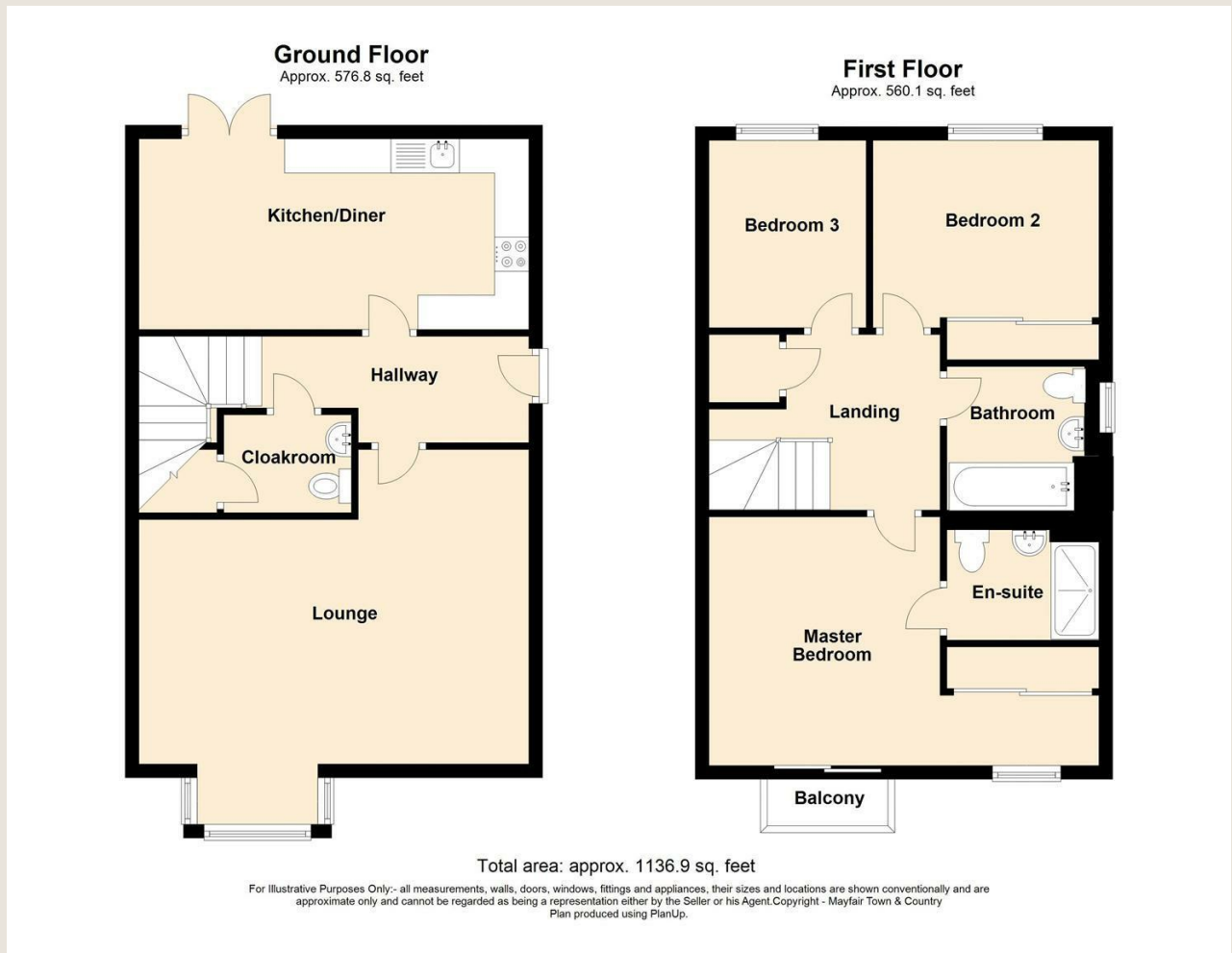












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

