



65 EARLHAM GROVE

Weston-Super-Mare, BS23 3JN

Price £294,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* IMMACULATE HOME! \* Wonderfully updated throughout, this well presented and ready to move into house has a great deal to offer. Boasting new kitchen with integrated appliances, new bathroom, updated boiler, flooring throughout and so much more. The ground floor boasts entrance hall with updated front door and storage, modern fitted kitchen with appliances and separate utility room/downstairs WC, dining area with patio doors to the garden and lounge with bay window. Upstairs enjoys three good size bedrooms with ample storage and refitted bathroom. Externally the property enjoys a good size rear garden, garage and potential for off street parking. In its current condition and no onward chain complications, we don't anticipate this property being available for long.

## Situation

2.80 miles – Junction 21, M5  
 0.75 miles – Tesco Supermarket  
 0.15 miles – Local Convenience Shop  
 0.17 miles – Ashcombe Primary School  
 0.25 miles – Nuffield Heath Fitness & Wellbeing Gym  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset 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		84
(69-80) C	72	
(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	

# PROPERTY DESCRIPTION

## Entrance Hall

Lovely front door with windows to both sides opening into the hallway, stairs rising to the first floor landing and under-stair storage housing the modern 'Worcester' combination boiler and storage, radiator, tiled flooring, with the hallway opening to;

## Kitchen/Dining Room

18'3" x 11'10" (5.56m x 3.61m)

Dual aspect double glazed windows to side and rear, the kitchen has been refitted and boasts a range of modern base level units with quartz worktop over, undermount one and half stainless steel sink with mixer tap over and worktop groove adjacent drainer, integrated mid-height electric oven and microwave, integrated fridge/freezer and washer/dryer, tiled flooring, modern tall radiator, ample dining area, downlights, patio doors to the garden and archway to;

## Rear Hall

Double glazed sash window to side, rear door to the garden and door to;

## Downstairs WC/Utility

Obscure double glazed window to side, low level WC with inset basin and mixer tap, worktop with space and plumbing for washing machine and tumble dryer.

## Lounge

14'6" x 11'10" (4.42m x 3.61m)

Double glazed bay window to front, feature entertainment wall with shelving and LED lighting to both sides, television point and radiator.

## Landing

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

## Bedroom One

14'6" x 9'10" (4.42m x 3.00m )

Double glazed bay window to front and radiator.

## Bedroom Two

11'9" x 8'3" to wardrobes (3.58m x 2.51m to wardrobes)

Double glazed window to rear, generous amount of built-in wardrobes and radiator.

## Bedroom Three

7'10" x 6'11" (2.39m x 2.11m)

Corner double glazed window to front and radiator.

## Bathroom

7'9" x 5'6" (2.36m x 1.68m)

Dual aspect obscure double glazed windows to rear and side, modern fitted suite comprising low level WC and hand wash basin set into storage vanity unit with worktop over, panelled bath with mixer taps and mains 'rainfall' style shower over with separate hand attachment, shower screen and tiled surround, towel radiator and downlights.

## Rear Garden

A sunny rear garden, stepping from the kitchen/dining room onto a paved entertaining area with gated side access, courtesy door to the garage and a few steps down to the laid to lawn garden with a raised brick planter.

## Garage

Refitted up and over door to the front, power and lighting, window to rear and courtesy door to the garden.

## Front Garden

There is a shared driveway with the neighbouring property to the garage at the rear, the front garden is largely laid to grass and offers potential for off street parking.





















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)

