



## 26 WALNUT CLOSE

Weston-Super-Mare, BS24 9HB

Price £365,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMPRESSIVE PLOT! \* Conveniently positioned with fantastic access to amenities resides this deceptive and welcoming home with an abundance of space inside and out. The downstairs accommodation boasts in brief, spacious hallway, 22FT lounge, large kitchen/diner with added sun room, generous double bedroom with refitted shower room and separate cloakroom. Upstairs enjoys two further good size bedrooms with a cloakroom. Externally sitting on a large plot, including a sunny rear garden and sizeable driveway with ample off street parking for several vehicles. Only a stones throw from shops, transport links and Weston General Hospital, this wonderful property is not to be missed.

## Situation

- 67 meters - Bus Stop
  - 85 meters - Tesco Express
  - 120 meters - The Walnut Tree
  - 1.49 miles - Weston Sea Front
  - 0.60 miles - Weston General Hospital
- All distances are approximate and sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	66	
(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

## Hallway

19'2" x 11'11" (5.84m x 3.63m)

uPVC double glazed door opening into the hallway, obscure uPVC double glazed tall window to front, stairs rising to the first floor landing, radiator, telephone point and doors to;

## Lounge

22'9" x 10'11" (6.93m x 3.33m)

uPVC double glazed bay window to front, feature fireplace with surround, two radiators, television point, double doors opening to the Sun Room.

## Kitchen/Dining Room

16'5" x 11'3" (5.00m x 3.43m)

Two uPVC double glazed windows to rear, fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, feature dual fuel Rangemaster, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, ample space for dining table and chairs, radiator, under-stair storage cupboard and door to;

## Sun Room

9'11" x 10'6" (3.02m x 3.20m)

uPVC double glazed windows to rear, radiator, door to garage and uPVC double glazed door to the garden.

## Bedroom One

11'10" x 11'5" (3.61m x 3.48m)

uPVC double glazed window to front and radiator.

## Refitted Shower Room

8'4" x 6'6" (2.54m x 1.98m)

Obscure uPVC double glazed window to side, refitted suite comprising large shower cubicle with rainfall style mains shower over with separate

handheld attachment, hand wash basin with mixer tap over which is set into storage vanity unit, LED light mirror, storage cupboard, tall radiator and tiled walls.

## Downstairs Cloakroom

Obscure uPVC double glazed window to side and low level WC.

## Landing

uPVC double glazed window to rear and doors to;

## Upstairs Cloakroom

Low level 'Saniflo' WC, hand wash basin with mixer tap over and storage cupboard housing the 'Worcester' gas central heating combination boiler.

## Bedroom Two

14'4" x 11'0" (4.37m x 3.35m)

Dual aspect uPVC double glazed windows to side and rear, radiator and eaves storage cupboard.

## Bedroom Three

12'1" x 8'7" (3.68m x 2.62m)

Dual aspect uPVC double glazed windows to side and rear, radiator and ample built-in storage windows.

## Rear Garden

Enjoying a south facing aspect, the rear garden is lovingly maintained, mostly laid to lawn with an array of mature trees, hedges and plants, a raised decked entertaining area and patio area to the rear of the garden with a wooden shed.

## Garage

21'3" x 7'11" (6.48m x 2.41m)

Up and over door to the front, power and lighting, window to rear and courtesy door to the Sun Room.

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## **Driveway & Front Garden**

Large block paved drive allowing off street parking for several vehicles, there are two lawn area with matures trees and hedges.

## **Material Information**

We have been advised 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 at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

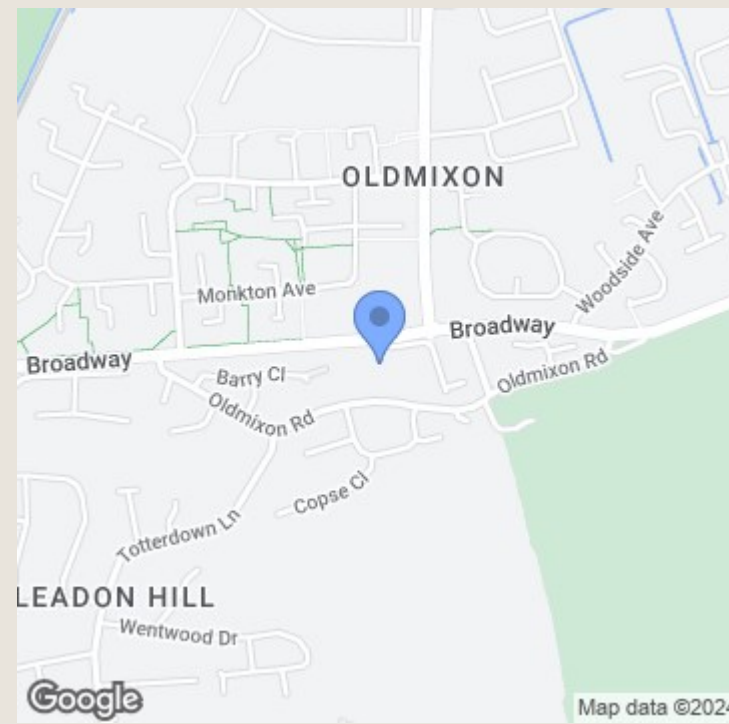
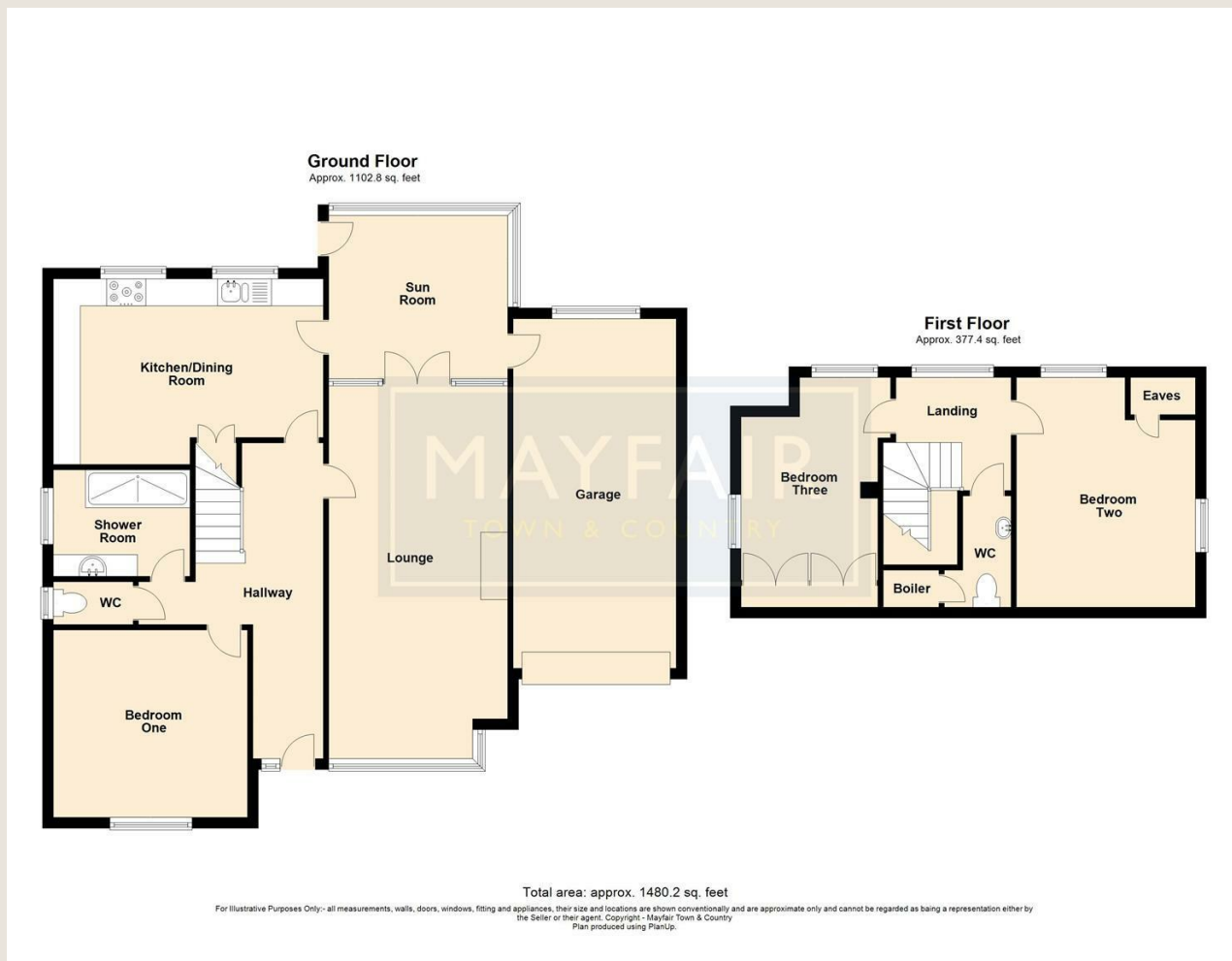
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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).









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)

