



106 NEW BRISTOL ROAD

Weston-Super-Mare, BS22 6AY

Price £520,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXTENDED & VERSATILE FAMILY HOME! * This attractive 1930s family home offers an abundance of space throughout for a growing family or those looking for the possibly of dual occupancy. Impressively updated by the current owners to create a move in ready home.

The extended ground floor accommodation boasts in brief entrance vestibule with storage, hallway, 23FT living room with log burner, snug, 20FT family room, modern fitted kitchen with appliances, utility room and refitted shower room.

Upstairs enjoys four great size bedrooms and refitted four-piece family bathroom.

Externally the property sits on an impressive plot, with a south facing and low maintenance rear garden and sizable driveway to the front and side with off street parking for many vehicles.

Conveniently positioned with fantastic access to supermarkets, primary and secondary schools, along with commuter links, including Worle train station and Junction 21 of the M5.

Situation

- 58 meters - Bus Stop
 - 0.40 miles - Worle Train Station
 - 0.41 miles - Sainsburys Supermarket
 - 0.43 miles - Worle Secondary School
 - 0.50 miles - Priors Secondary School
 - 1.00 miles - Junction 21 of the M5 Motorway
- Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestibule

Composite front door opening into the entrance vestibule, hardwood laminate flooring, door to the hallway and door to the store cupboard with uPVC double glazed window to side and fuse boxes.

Hallway

Stairs rising to the first floor landing with under-stair storage cupboard, hardwood laminate flooring, radiator and doors to;

Living Room

23'4" x 15'0" max (7.11m x 4.57m max)

Dual aspect uPVC double glazed windows comprising feature turreted curricular bay window, additional bay window to front, feature stained glass window to front and window to side, feature log burner with surround, television and telephone points, three radiators and hardwood laminate flooring.

Snug

10'0" x 11'11" (3.05m x 3.63m)

uPVC double glazed bay window to side, radiator, television point and archway to;

Family Room

20'0" x 12'4" (6.10m x 3.76m)

Dual aspect uPVC double glazed windows to rear and side, a versatile room which could be adapted into a possible annex with two radiators and uPVC patio doors to the garden.

Kitchen

13'9" x 11'6" (4.19m x 3.51m)

uPVC double glazed window to side, refitted kitchen comprising a range of matching eye and base level units with complementary worktop over and tiled surround, one and half inset sink with adjacent drainer with mixer tap over and adjacent drainer, freestanding 'Smeg' multi-fuel cooker with

extractor over, integrated dishwasher, microwave and wine fridge, space for American style fridge/freezer, vinyl flooring, radiator and door to;

Utility Room

12'5" x 11'8" max (3.78m x 3.56m max)

uPVC double glazed window to rear, the utility room is fitted with eye and base units matching those in the kitchen with space and plumbing for washing machine, tumble dryer and under the counter freezer, vinyl flooring, radiator, door the the family room, barn style uPVC door to the garden and door to;

Shower Room

6'9" x 4'3" (2.06m x 1.30m)

Obscure uPVC double glazed window to side, refitted suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, generous shower cubicle with mains shower over, vinyl flooring, radiator and extractor.

Landing

uPVC double glazed window to side, access to the partially boarded loft with loft ladder and light, doors to;

Bedroom One

12'8" x 11'10" (3.86m x 3.61m)

Dual aspect uPVC double glazed windows comprising feature turreted curricular bay window, window to front and feature stained glass window to front, radiator.

Bedroom Two

12'8" x 11'7" (3.86m x 3.53m)

uPVC double glazed bay window to front and radiator.

Bedroom Three

11'10" x 10'0" (3.61m x 3.05m)

uPVC double glazed bay window to side and radiator.

PROPERTY DESCRIPTION

Bedroom Four

11'2" x 7'7" (3.40m x 2.31m)

uPVC double glazed window to rear and radiator.

Four-Piece Bathroom

8'11" x 7'8" max (2.72m x 2.34m max)

Two obscure uPVC double glazed windows to side, refitted suite comprising low level WC, hand wash basin set into drawer vanity unit, paneled bath with mixer taps over and shower cubicle with shower over, tiled walls and flooring, radiator and extractor.

Rear Garden

Enjoying a south facing aspect, the rear garden benefits from being low maintenance and comprises multiple entertaining areas, large electric canopy over a large patio area, large area of artificial lawn, two storage outbuildings with power, double gates onto the driveway and courtesy gate to the front of the property.

Driveway

Driveway providing parking for several vehicles with secure gated access to the side leading to the rear of the property which allows for additional parking.

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.

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

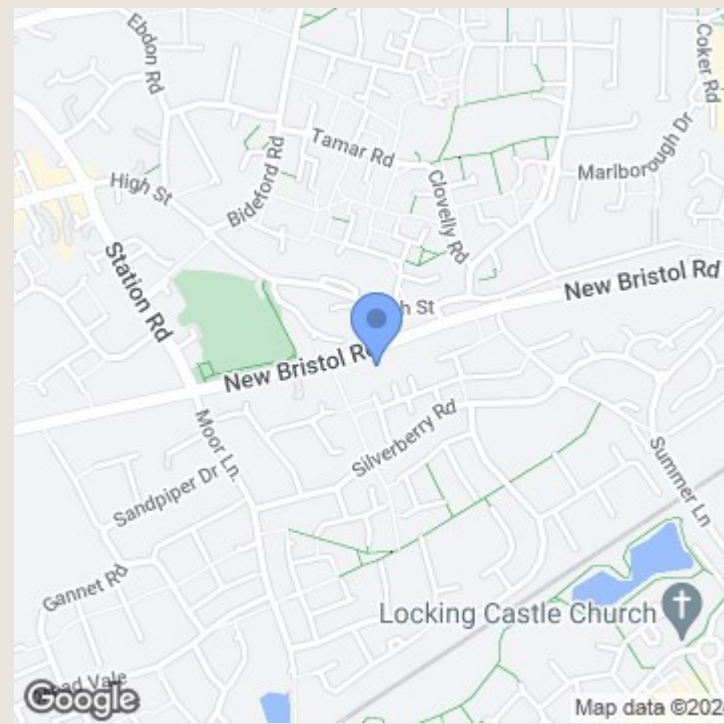
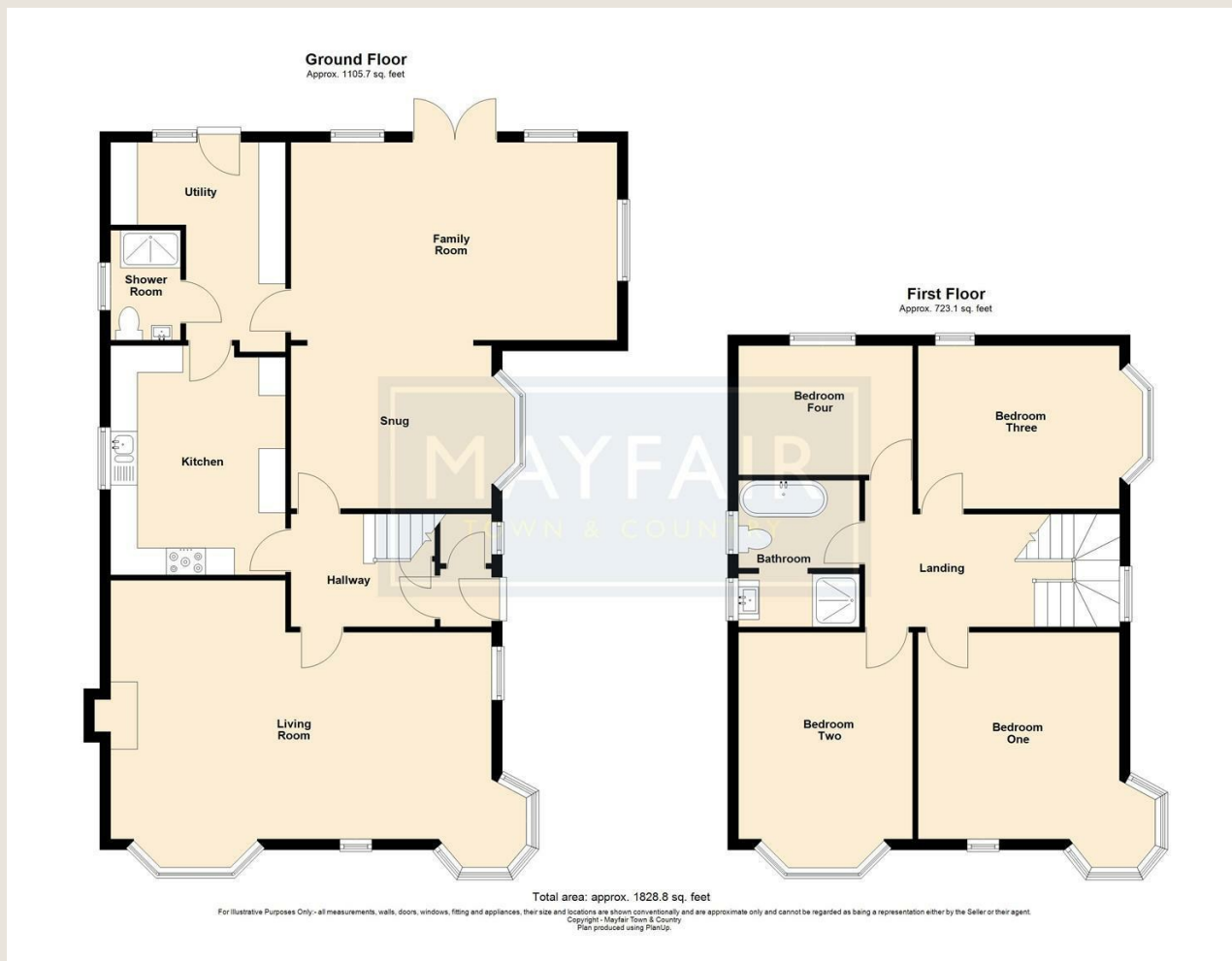
Flood-risk- Please refer to the North Somerset planning website if you wish

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

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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)

