



**3 LORD WAY**

Weston-super-Mare, BS24 7NY

**Price £267,500**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* TWO DOUBLE BEDROOM HOUSE \* Immaculate throughout and only three years old with the remainder of its 10 year NHBC. Built by renowned developer St. Modwen and located on the most recent side of the popular Locking Parklands development, with easy access to the new primary and secondary schools. The property comprises in brief, entrance hall with downstairs cloakroom, lounge with under-stair storage, kitchen/diner, two sizeable double bedrooms and bathroom. Externally boasting a good size and low maintenance rear garden with gated side access to the front of the property which benefits two parking spaces, side by side.

## Situation

1.49 miles - Landing Light Pub  
 1.25 miles - Morrisons Supermarket  
 0.45 miles - Asda Convenience Shop  
 1.64 miles - Junction 21, M5 Motorway  
 3.02 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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

Composite front door opening into the hall, radiator, consumer unit and doors to;

## Downstairs Cloakroom

Modern white suite comprising low level WC and hand wash basin with tap over and tiled surround, radiator and extractor.

## Lounge

14'8" x 9'8" (opening to 12'2") (4.47m x 2.95m (opening to 3.71m))  
uPVC double glazed window to front, stairs rising to the first floor landing with under-stair storage cupboard, television and telephone point, radiator and door to;

## Kitchen/Dining Room

15'0" x 9'11" (4.57m x 3.02m)  
uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and stainless steel splashback, electric fan assisted oven, space and plumbing for washing machine and fridge/freezer, ample space for dining table and chairs, radiator and uPVC double glazed French doors opening to the garden.

## Landing

Loft access, radiator and doors to;

## Bedroom One

15'0" x 9'11" (4.57m x 3.02m)  
uPVC double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Two

15'0" x 8'0" (4.57m x 2.44m)  
uPVC double glazed window to front and radiator.

## Bathroom

6'3" x 6'2" (1.91m x 1.88m)

Obscure uPVC double glazed window to side, modern white suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with mains shower over and tiled surround, radiator and extractor.

## Rear Garden

Partially enclosed by a brick wall and the remainder to fencing, the rear garden enjoys low maintenance as it is laid to paving a decorative stones, with a raised planter to the rear and gated side access to the front of the property.

## Driveway

Situated to the front of the property is the driveway, allowing for two off street parking spaces, conveniently positioned side by side.

## Area Management Charge

We have been advised this property is FREEHOLD and there is an annual maintenance charge of roughly £140 for the upkeep of the area.

## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

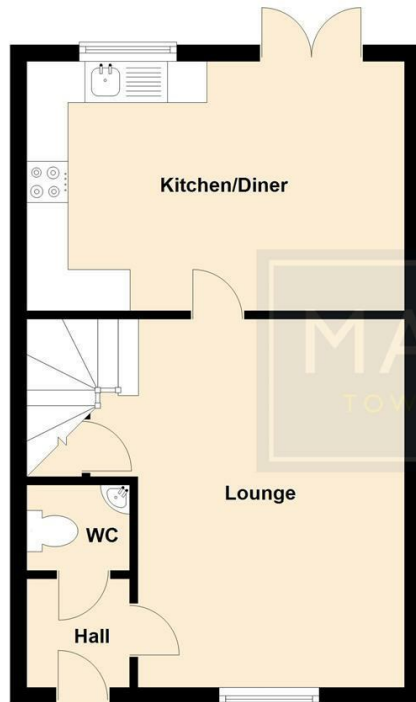
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

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).

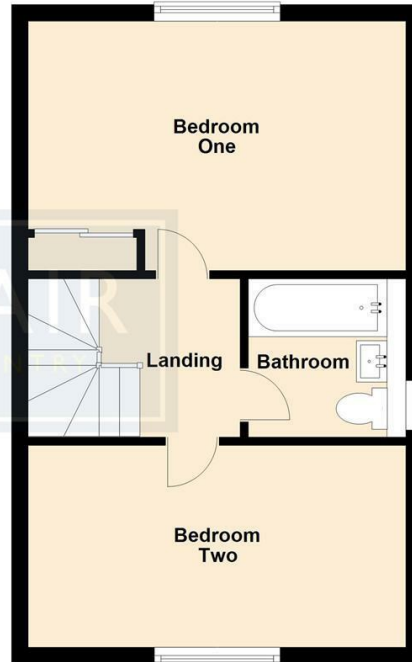
### Ground Floor

Approx. 373.4 sq. feet



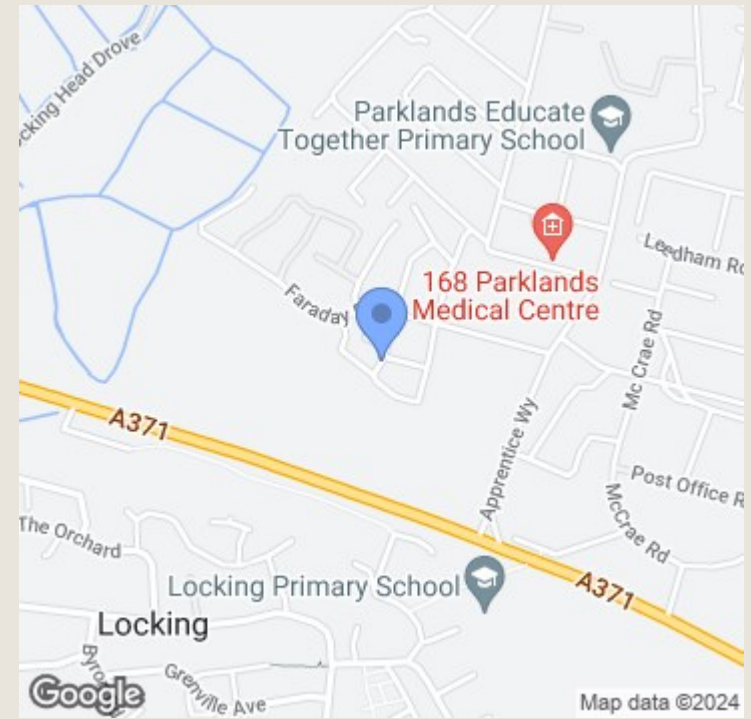
### First Floor

Approx. 373.4 sq. feet



Total area: approx. 746.7 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



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)

