



27 LABURNUM ROAD

Weston-Super-Mare, BS23 3LL

Price £349,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* FOUR DOUBLE BEDROOMS! \* Well presented and offering an abundance of space throughout, we are thrilled to welcome to the market this extended family home with multiple reception rooms. The ground floor boasts a spacious hallway with storage, family/reception room, lounge, extended kitchen/dining room with separate utility room, downstairs cloakroom and ground floor double bedroom with wet room. Upstairs enjoys three further double bedrooms, four-piece family bathroom and access to the large loft space, ideal for storage. Externally benefiting from a good size and sunny rear garden and generous driveway to the front allowing off street parking for several vehicles. Located in popular Milton with easy access to popular schools, shops and transport links.

## Situation

- 0.08 miles - Bus Stop
  - 1.11 miles - Weston Sea Front
  - 0.57 miles - Milton Train Station
  - 2.73 miles - Junction 21 of the M5
  - 0.11 miles - Nuffield Leisure Centre
  - 0.14 miles - Ashcombe Primary School
- 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		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

uPVC front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator, laminate flooring and doors to;

## Reception/Family Room

12'3" x 11'11" (3.73m x 3.63m)

uPVC double glazed bay window to front, radiator, television point and laminate flooring.

## Lounge

12'7" x 11'10" (3.84m x 3.61m)

Feature gas fireplace with surround, radiator, laminate flooring and folding doors opening to;

## Kitchen/Dining Room

20'4" x 20'3" (6.20m x 6.17m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, five ring gas hob with extractor over and glass splash back, inset electric double oven, integrated dishwasher, space for fridge/freezer, ample space for dining table and chairs, tiled flooring with underfloor heating, uPVC double glazed doors to the garden and internal doors to;

## Utility Room

10'3" x 6'3" (3.12m x 1.91m)

uPVC double glazed window to rear, base units with worktop space over, inset one and half sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating combination boiler, tiled flooring with underfloor heating and uPVC double glazed courtesy door to the side.

## Downstairs Cloakroom

5'9" x 3'8" (1.75m x 1.12m)

Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin with taps over and tiled surround, tiled flooring with underfloor heating.

## Ground Floor - Bedroom Four

12'1" x 10'4" (3.68m x 3.15m)

uPVC double glazed window to side, built-in wardrobes, radiator and double doors opening to;

## Wet Room

10'4" x 4'3" (3.15m x 1.30m)

Obscure uPVC double glazed window to front, the wet room comprises low level WC, hand wash basin with taps over, mains shower and towel radiator.

## Landing

uPVC double glazed window to side, loft access and doors to;

## Bedroom One

12'8" x 10'8" (3.86m x 3.25m)

Two uPVC double glazed windows to rear, built-in wardrobes and radiator.

## Bedroom Two

11'2" x 10'1" (3.40m x 3.07m)

Two uPVC double glazed windows to front, built-in wardrobe and radiator.

## Bedroom Three

8'10" x 8'4" (2.69m x 2.54m)

uPVC double glazed window to rear and radiator.

# PROPERTY DESCRIPTION

## Four-Piece Bathroom

7'10" x 6'9" (2.39m x 2.06m)

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin set into storage vanity, panelled bath with mixer tap over and corner shower cubicle with mains shower over and tiled surround, partially tiled walls, radiator and extractor.

## Rear Garden

A generous size and enclosed by fencing, the rear garden is partially laid to lawn with areas laid to decorative stone and bark, mature hedges and plants, gated side access and outside tap.

## Driveway

The driveway allows parking for several vehicles and is enclosed by a half height brick wall and iron gates, laid to tarmac and decorative slate, gate creating access to the garden and courtesy door to the utility room.

## 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).

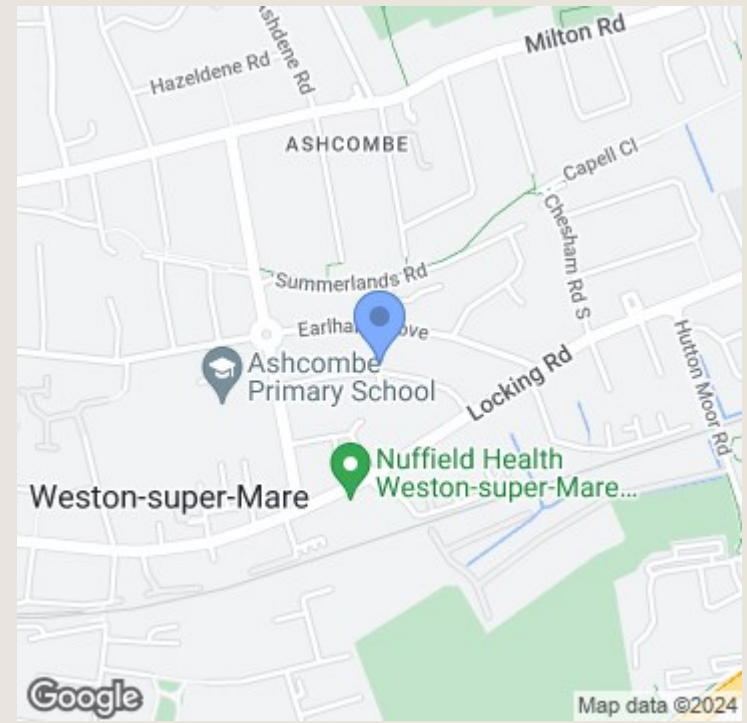
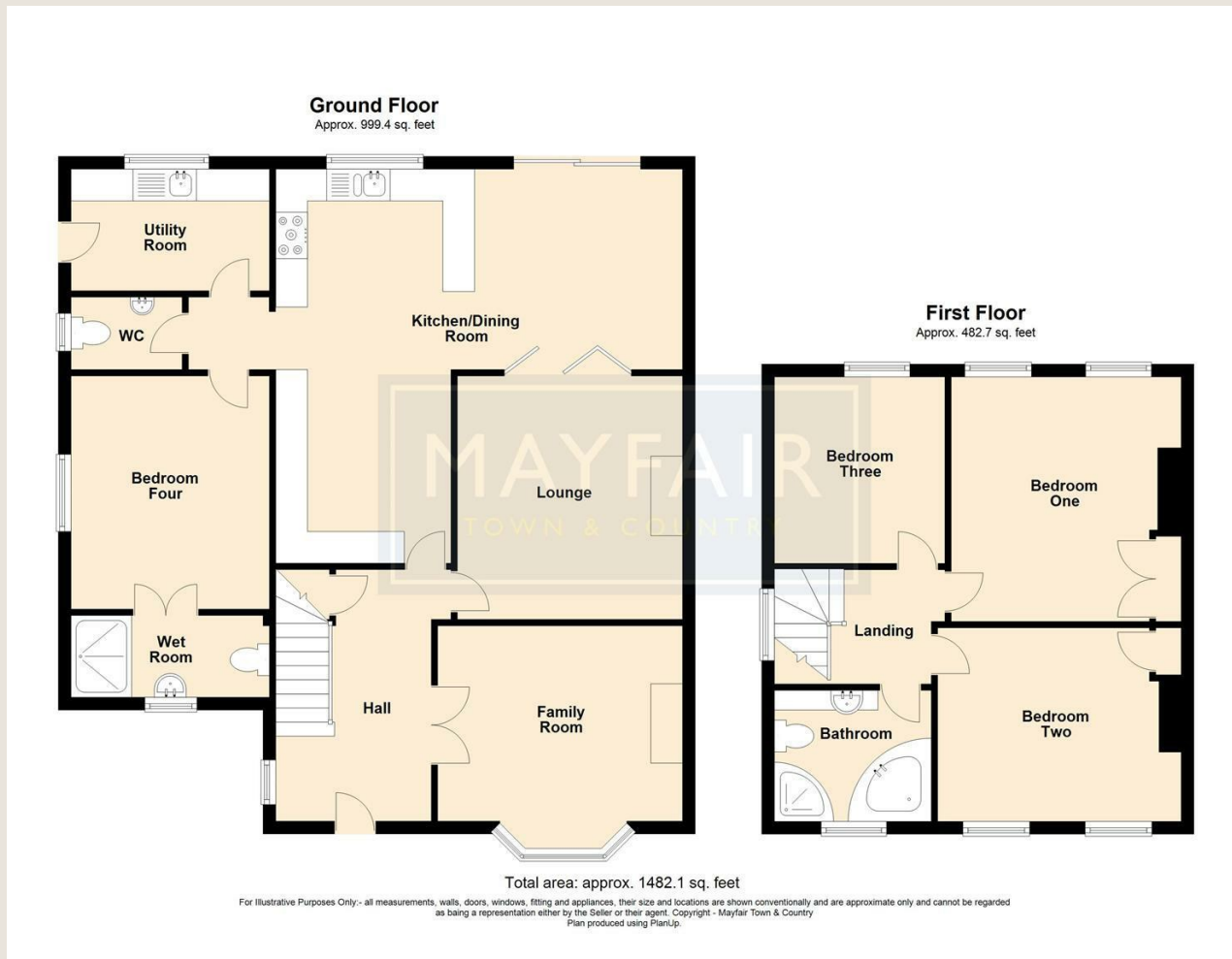
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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

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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)

