

MAYFAIR
TOWN & COUNTRY



Lower Kewstoke Road

Weston-Super-Mare

PRICE **£265,000**



www.mayfairproperties.net

Worle Office 01934 515153



Lower Kewstoke Road

Weston-Super-Mare

A deceptively spacious and beautifully presented three bedroom family home situated on Worle Hillside close to local amenities, schools and bus routes. The older style property has been greatly improved by the current owners including an extension to the rear that boasts a superb open plan kitchen/dining room which opens out on to a large rear garden. In addition the gas centrally heated and uPVC double glazed property offers two reception rooms, refitted bathroom suite and two separate toilet facilities on both levels. An internal viewing is highly recommended to fully appreciate all this fantastic home has to offer!

uPVC double entrance door enters into:-

Entrance Hall:-

Stairs to first floor landing, smoke alarm, doors to lounge and study/playroom.

Lounge:- 14' 3" x 11' 3" into chimney recess. (4.34m x 3.43m into chimney recess.)

Coved ceiling, t.v aerial point, radiator, uPVC double glazed window to front.

Open Plan Kitchen/Dining Room:- 24' 5" max. x 17' 1" max. (7.44m max. x 5.20m max.)

Fitted with a range of white gloss wall and base units incorporating central island/breakfast bar and work surfaces over, inset stainless steel double sink unit with central mixer tap over, tiling to splash backs, space for range style cooker with extractor hood over, integral washing machine and dishwasher, space for American style fridge freezer, storage cupboard and separate larder, spot lights, smoke alarm, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed french doors to garden.

Downstairs W.C:-

Fitted with close coupled W.C, wall mounted wash hand basin with tiling to splash backs, tiled flooring, spot light.

Study/Playroom:- 12' 7" x 9' 6" (3.83m x 2.89m)

Coved ceiling, telephone point, radiator, uPVC double glazed window to front.

First Floor Landing:-

Access to boarded loft space via pull down ladder, lighting, mounted combination gas boiler.

Bedroom 1:- 12' 6" x 9' 8" (3.81m x 2.94m)

Fitted wardrobes, additional storage cupboard with built in shoe rack and dress storage, coved ceiling, radiator, uPVC double glazed window to front.

Bedroom 2:- 11' 4" into chimney recess. x 8' 11" (3.45m into chimney recess. x 2.72m)

Coved ceiling, radiator, uPVC double glazed window to front.

Bedroom 3:- 9' 9" max. x 9' 2" max. (2.97m max. x 2.79m max.)

Coved ceiling, telephone point, radiator, uPVC double glazed window to rear.

Lower Kewstoke Road, Weston-Super-Mare

Family Bathroom:-

Fitted with a white suite comprising of enclosed panelled bath with electric shower over, wall mounted wash hand basin, fully tiled walls and flooring, extractor fan, radiator, uPVC double glazed obscure window to rear.

Separate W.C:-

Fitted with close coupled W.C, wall mounted wash hand basin, fully tiled walls and flooring, coved ceiling, uPVC double glazed obscure window to side.

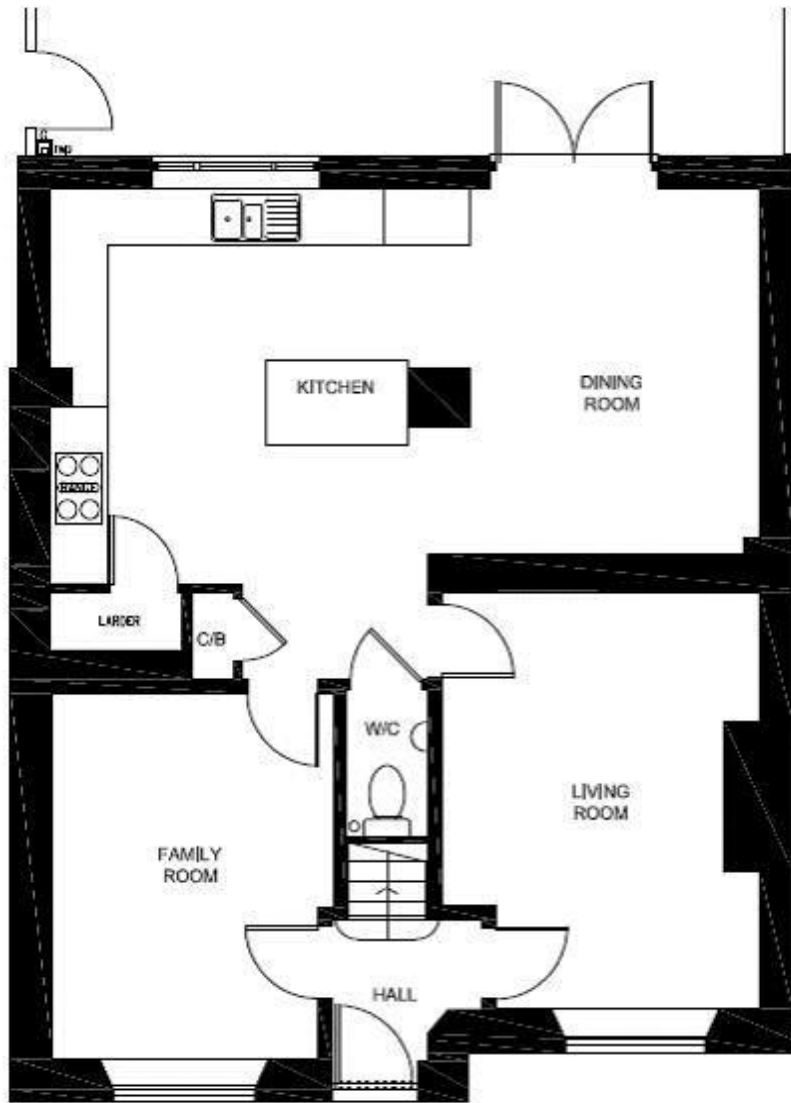
Outside:-

The front garden is part enclosed by well maintained hedge borders. The shared driveway leads to parking on stone chippings for multiple cars. Path leading to the front door. The rear garden is fully enclosed and measures approximately 100' x 32' 4" (30.48m x 9.86m) firstly with an area of patio with space for table and chairs leading on to a large section of lawn with additional external masonry built work shop with electric points to the rear of the garden. Outside lighting and waterproof electric point. Side gate which provides access to the front. The rear garden also has a second part which has development potential (subject to necessary consents) and measures 115' 4" max. x 32' 4" (35.15m max. x 9.86m).

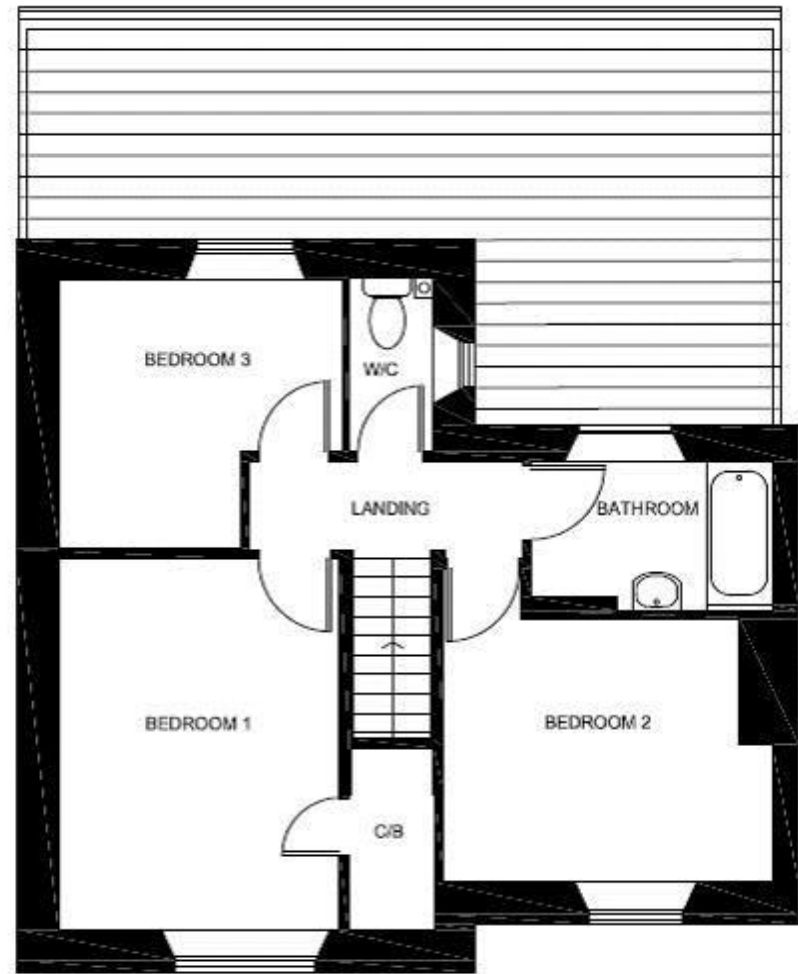
EPC Rating - E







GROUND FLOOR PLAN



FIRST FLOOR PLAN



Lower Kewstoke Road

Weston-Super-Mare



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	48
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING STRICTLY
BY APPOINTMENT ONLY



www.mayfairproperties.net

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Worle Office
T: 01934 515153
E: worle@mayfairproperties.net
 177 High Street, Worle
 Weston-super-Mare
 North Somerset, BS22 6JA

Weston-super-Mare Office
T: 01934 423170
E: wsm@mayfairproperties.net
 22 Boulevard, Weston-super-Mare
 North Somerset
 BS23 1NA

Taunton Office
T: 01823 354242
E: taunton@mayfairproperties.net
 10 The Crescent, Taunton
 Somerset
 TA1 4EA

Clifton Office
T: 0117 9064050
E: clifton@mayfairproperties.net
 114-116 Princess Victoria Street
 Clifton, Bristol
 BS8 4DB