



34 Malvern Road  
North Somerset, BS23 4DF

£1,150 PCM

**MAYFAIR**  
TOWN & COUNTRY



## PROPERTY DESCRIPTION

Mayfair are delighted to offer this beautiful and spacious 3 bed maisonette in a desirable and sort after area, close to amenities and seafront.

No phone applications accepted, please apply through the website.

The property consists of entrance with stairs to the first floor, there is a well-appointed kitchen with integrated oven, hob and extractor fan, with space for fridge/freezer and washing machine and a feature fireplace. The large bright lounge has a lovely bay window and feature fireplace, there is a large double bedroom with built in wardrobe and storage cupboard and feature fireplace. There is a further bedroom to the front which would be an ideal office with door leading to a small balcony and bathroom with white suite, storage and shower over bath. Upstairs there is a large bright double bedroom with en-suite shower room.

The property benefits from double glazing and gas central heating with an EPC rating of C and council tax band B.

- Large spacious 3 bed maisonette
- Beautiful feature fireplaces
- 2 large double rooms
- Bathroom and shower room
- Desirable area
- Council tax band B
- Close to seafront

Deposit: £1,326

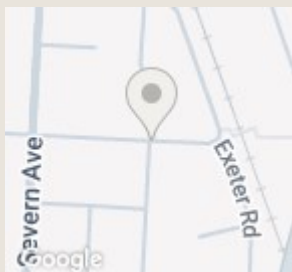
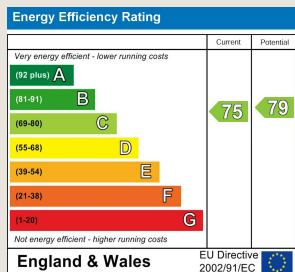
Furnishing: Unfurnished

### Local Authority

North Somerset Council Council Tax Band: B

Tenure:

EPC Rating: C



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

