



**38 EARLHAM GROVE**

Weston-Super-Mare, BS23 3JJ

**Price £110,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* PERFECT BUY TO LET INVESTMENT \* Calling all CASH BUYERS - Mayfair Town & Country are pleased to welcome to the market this two double bedroom flat with a garden! Comprising in brief; Private entrance, hallway, living room, kitchen, two double bedrooms and bathroom. Externally benefitting from a good sized rear garden with ample storage. The property also benefits from gas central heating and double glazed windows throughout. Due to this property being of non-standard construction we are advising that the property is only suitable for cash buyers, making this property a perfect buy to let investment with an estimated £850 - £900pcm rental income.

## Situation

- 2.80 miles – Junction 21, M5
  - 0.75 miles – Tesco Supermarket
  - 0.15 miles – Local Convenience Shop
  - 0.17 miles – Ashcombe Primary School
  - 0.25 miles – Nuffield Heath Fitness & Wellbeing Gym
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: A  
Tenure: Leasehold  
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	



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## Private Entrance Hall

uPVC front door opening into the entrance hall with gas and electric meters, stairs rising to;

## Hallway

Double glazed window to side, storage cupboard, loft access and doors to;

## Living Room

15'10" x 10'4" max measurements (4.83m x 3.15m max measurements)  
Two double glazed windows to front, electric fireplace, above-stair storage cupboard, radiator and television point.

## Bathroom

7'0" x 5'6" (2.13m x 1.68m)  
Obscured double glazed window to side, white suite comprising low level W/C, hand wash basin set into storage unit with taps over and tiled surround and panelled bath with taps and shower attachment over, tiled walls, radiator.

## Kitchen

16'1" x 10'6" max measurements (4.90m x 3.20m max measurements)  
Two double glazed windows to rear, comprising eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric fan assisted oven with four ring electric hob and extractor over, space and plumbing for fridge / freezer and washing machine, radiator and doors to;

## Bedroom One

12'4" x 10'4" (3.76m x 3.15m)  
Double glazed window to front and radiator.

## Bedroom Two

10'8" x 9'4" (3.25m x 2.84m)  
Double glazed window to rear and radiator.

## Rear Garden

The garden is accessible via a walkway to the side of the property, enclosed by fencing to three sides, brick garden store and wooden shed, the garden is mostly laid to lawn with the remainder laid to decking.

## Leasehold Information

We have been advised there is an annual service charge of £340.80 and an annual ground rent of £10. There is the remainder of a 125 year lease which commenced in November 2000.

## Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

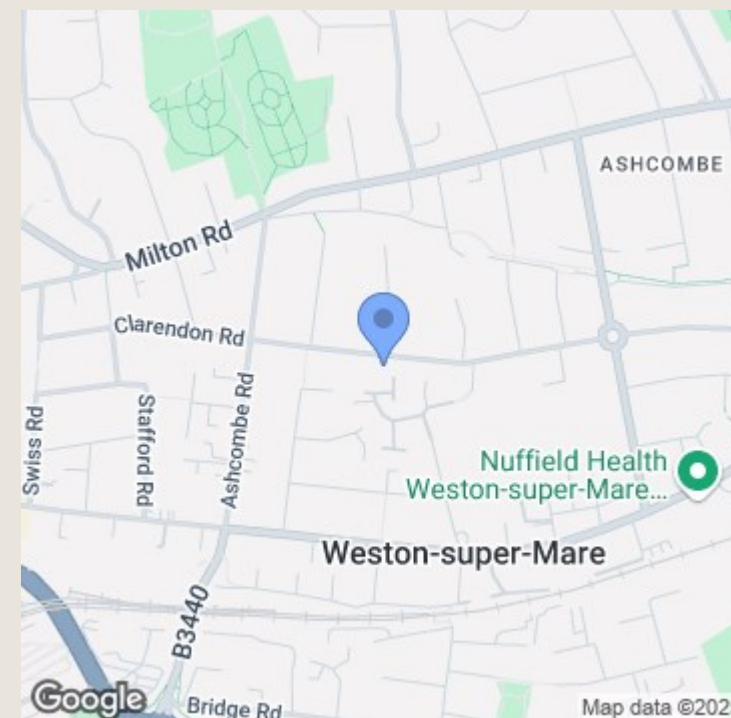
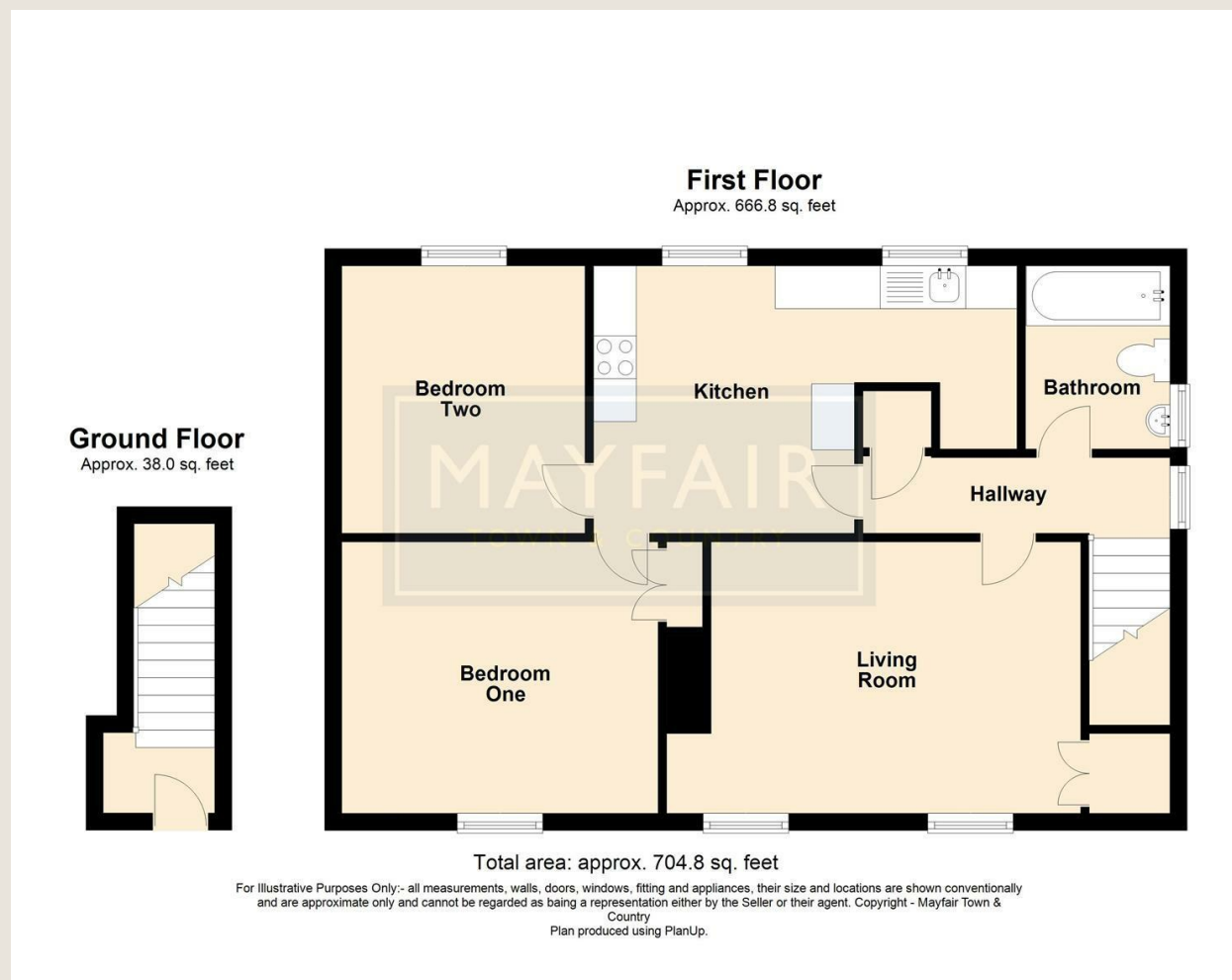
Water and Sewerage - Bristol and Wessex Water

Construction - Non-Standard Construction

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](https://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](https://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](https://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**

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:  
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

