



3B FRESHFORD MANSIONS

Weston-Super-Mare, BS23 2DE

Offers In The Region Of £175,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN! * Located within stones throwing distance of Weston seafront, transport links and amenities, this first floor Victorian flat is an ideal first time buy or buy to let investment with a current tenant in situ. Comprising in brief, entrance hall, generous open plan living room with original feature ceiling detailing and fitted kitchen, a large master bedroom with build-in wardrobes, good size second bedroom and bathroom/utility. Also benefitting gas central heating, uPVC double glazed windows throughout and no onward chain complications.

Situation

0.08 miles - Bus Stop

0.16 miles - Shrubbery Park

0.06 miles - Weston Sea Front

0.12 miles - Convenience Shop

Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



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

PROPERTY DESCRIPTION

Entrance Hall

Front door opening into the hallway, archway to the open plan living/kitchen and door to;

Bathroom/Utility

10'3" x 5'1" (3.12m x 1.55m)

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and panelled bath with taps and shower attachment over, fully tiled walls, worktop space with space and plumbing for washing machine, radiator and wall mounted and concealed gas central heating combination boiler.

Open Plan Living Room/Kitchen

23'5" x 13'11" max (7.14m x 4.24m max)

The kitchen is fitted with a range of matching eye and base level units with worktop space over, inset circular sink with mixer tap over, four ring gas hob with extractor over, built-in double electric oven, freezer and slimline dishwasher. uPVC double glazed bay window to front, feature ceiling detailing with ceiling rose and coving, radiator, television and telephone points, doors to;

Bedroom One

12'9" x 11'11" (3.89m x 3.63m)

Double glazed window to front, mirror fronted built-in wardrobes and radiator.

Bedroom Two

8'4" x 8'3" (2.54m x 2.51m)

uPVC double glazed window to side and radiator.

Leasehold Information

We have been advised there is roughly 962 years remaining on the lease. There is a service charge of roughly £75 per calendar month which includes the building insurance and ground rent of £20 per annum.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

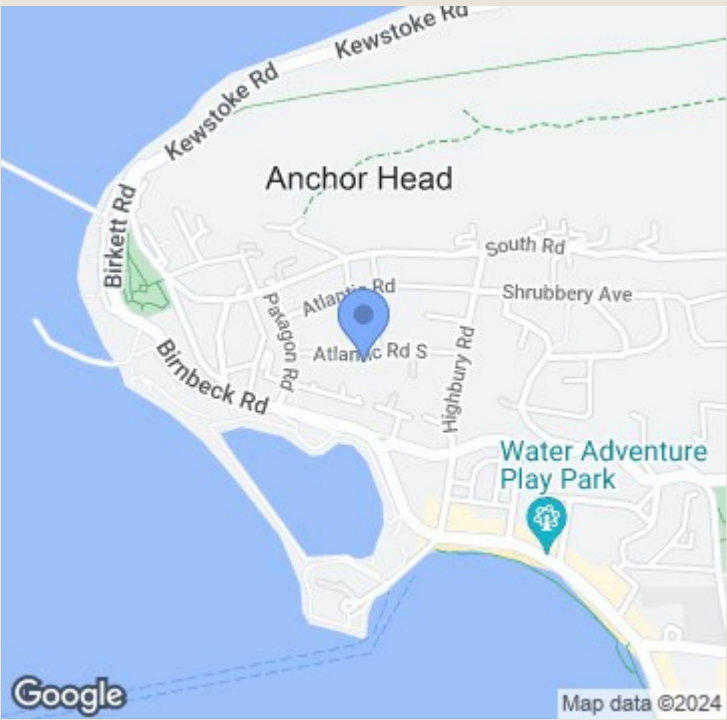
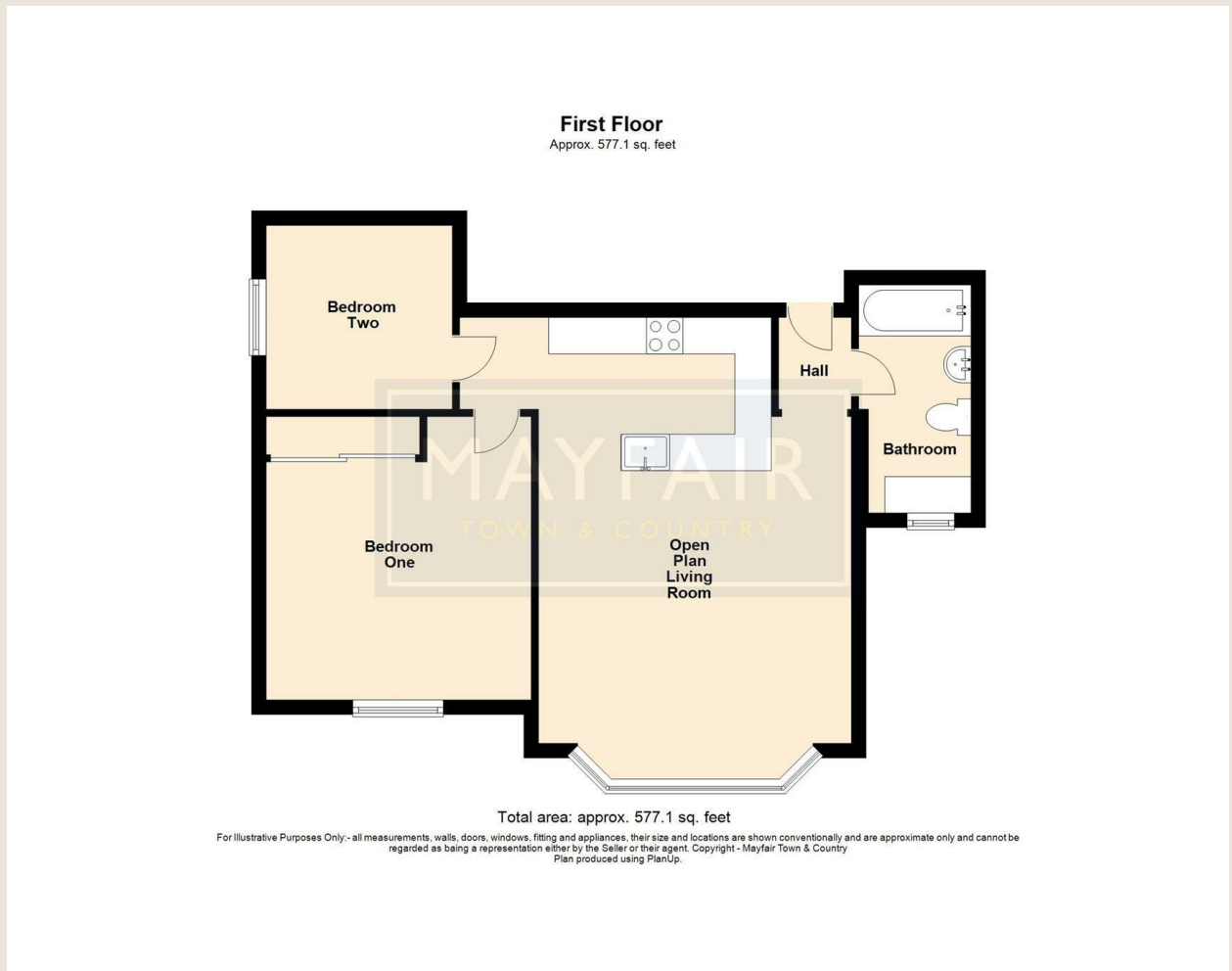
Please be advised there is no parking with this property.

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.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at 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.



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)

