



GFF, 1 LANGPORT ROAD

Weston-Super-Mare, BS23 1YR

Price £189,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* NEW BOILER & NO CHAIN! \* This delightful ground floor flat boasts a private rear garden, brand new combi boiler and benefits no onward chain complications. Comprising in brief, communal entrance hall for the two flats in the building, hallway with storage, two double bedrooms, bathroom, lounge and kitchen. Externally the property enjoys a good size and low maintenance rear garden with access from the kitchen and gated side access to the front of the property - All while being only a short walk to local amenities, transport links and the sea front. Whether you're looking to step onto the property ladder or seeking a new investment opportunity, this flat on Langport Road presents a fantastic chance to create a space that truly feels like home or to add to your portfolio.

## Situation

170 meters - Bus Stop  
 0.38 miles - Weston Sea Front  
 0.35 miles - Weston Train Station  
 0.17 miles - Co-op Convenience Shop  
 Distances are approximate & sourced from Google Maps

## Local Authority

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



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

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## Communal Hallway

Composite front door opening into the communal entrance with internal door to;

## Hallway

Generous storage cupboard and doors to;

## Bedroom One

13'0" x 12'4" (3.96m x 3.76m)

uPVC double glazed bay window to front and radiator.

## Bedroom Two

12'5" x 10'9" (3.78m x 3.28m)

uPVC double glazed window to rear, radiator and corner storage cupboard.

## Bathroom

6'5" x 5'7" (1.96m x 1.70m)

uPVC double glazed window to side, white suite comprising of low level WC, hand wash basin and panelled bath with shower over and glass screen, radiator and extractor.

## Lounge

11'10" x 11'8" (3.61m x 3.56m)

uPVC double glazed window to side, radiator and television point.

## Kitchen

11'9" x 11'7" max (3.58m x 3.53m max)

Dual aspect with uPVC double glazed window to side and rear, the kitchen is fitted with a range of wall and base units with worktops over, inset sink with adjacent drainer and mixer tap over, free-standing gas cooker, spaces for washing machine and fridge freezer, brand new gas central heating combination boiler and door to the garden.

## Rear Garden

Lovely rear garden which is mostly laid to artificial lawn and chippings, there is a good size patio area for entertaining and a storage shed. There is also a side gate creating access to the front of the property.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 1980. There is no ground rent or maintenance fees with any building work required being split between this flat and the flat above.

## Material Information

We have been advised the following;

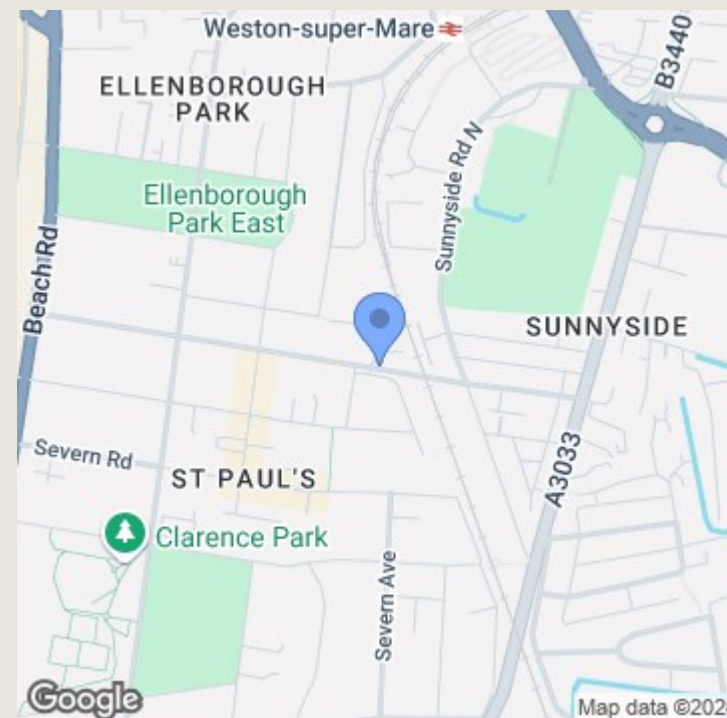
Electricity- Mains

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

**01934 515153**

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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:  
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

