



23 LEONIDES AVENUE

Weston-Super-Mare, BS24 8DT

Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SOUTH FACING GARDEN WITH HOT TUB & NO CHAIN! * Tucked away in the popular area of Haywood Village resides this ideal first time buy or buy to let investment, with a potential income of £1 300- £1 350pcm. Comprising in brief, entrance hall with downstairs cloakroom, lounge, kitchen/diner, three bedrooms with en-suite to the master and family bathroom. Externally enjoying a great size, south facing rear garden with a hot tub and generous storage shed - the driveway allows off street parking for multiple vehicles. We highly recommend a viewing at your earliest opportunity as we don't foresee this property being on the market for long!

Situation

- 3.60 miles - Junction 21, M5
 - 0.16 miles - Lidl Supermarket
 - 2.60 miles - Weston Grand Pier
 - 3.30 miles - Worle Train Station
 - 0.29 miles - Haywood Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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	

PROPERTY DESCRIPTION

Hallway

Front door opening into the hallway, stairs rising to the first floor landing, radiator and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, white suite comprising low level WC and corner hand wash basin with taps over and tiled surround, radiator.

Lounge

14'4" x 11'11" (4.37m x 3.63m)

uPVC double glazed window to front, under-stair storage cupboard, television point, Hive thermostat controls, radiator and door to;

Kitchen/Diner

15'3" x 8'10" (4.65m x 2.69m)

uPVC double glazed window to rear, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, one and a half stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with electric hob and extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating combination boiler, ample space for dining table and chairs, radiator, laminate flooring and double glazed patio doors opening to the garden.

Landing

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

Bedroom One

11'9" x 9'6" max (3.58m x 2.90m max)

uPVC double glazed window to front, above stair storage cupboard, radiator and door to;

En-suite

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and tiled surround, corner shower cubicle with mains shower over and tiled surround, radiator and extractor.

Bedroom Two

9'0" x 7'7" (2.74m x 2.31m)

uPVC double glazed window to rear, built-in desk and radiator.

Bedroom Three

7'7" x 5'11" (2.31m x 1.80m)

uPVC double glazed window to rear and radiator.

Bathroom

5'11" x 5'10" (1.80m x 1.78m)

White suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with electric shower and tiled surround, radiator and extractor.

Rear Garden

Enjoying a sunny south facing aspect, the rear garden is perfect for entertaining as it is partially laid out paving, decking with a built-in seating area, small area of artificial lawn, there is a generous storage shed and a hot tub with wooden pergola over.

Driveway

Situated to the side of the property is the block paved driveway, allowing off street parking for multiple vehicles.

Material Information

We have been advised the following;

We have been advised this property is leasehold and has a 999 year lease which commenced in 2015. There is an annual ground rent of £150.

Gas- Mains

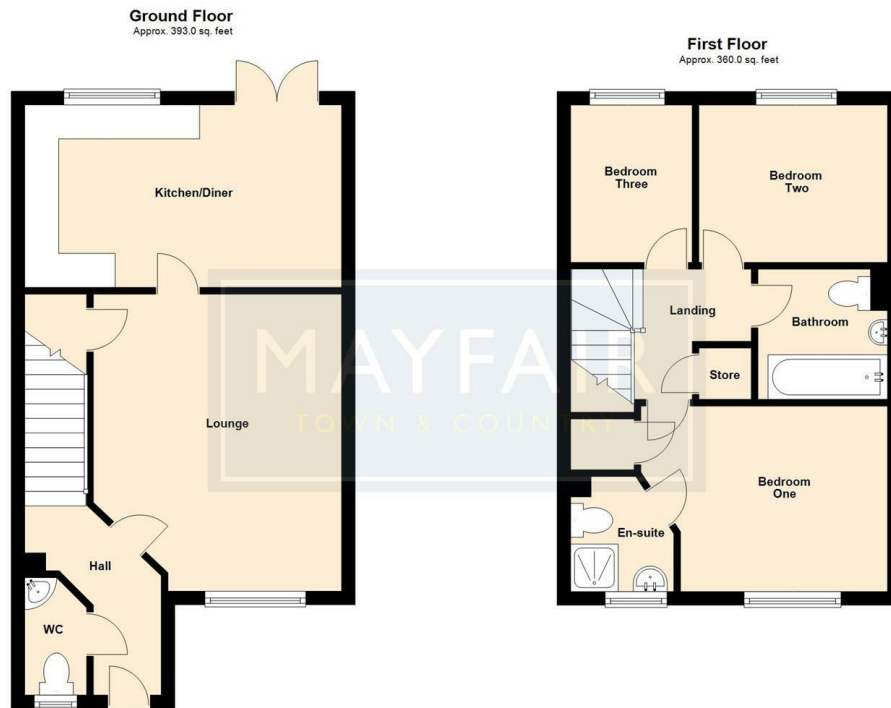
Electricity- Mains

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.

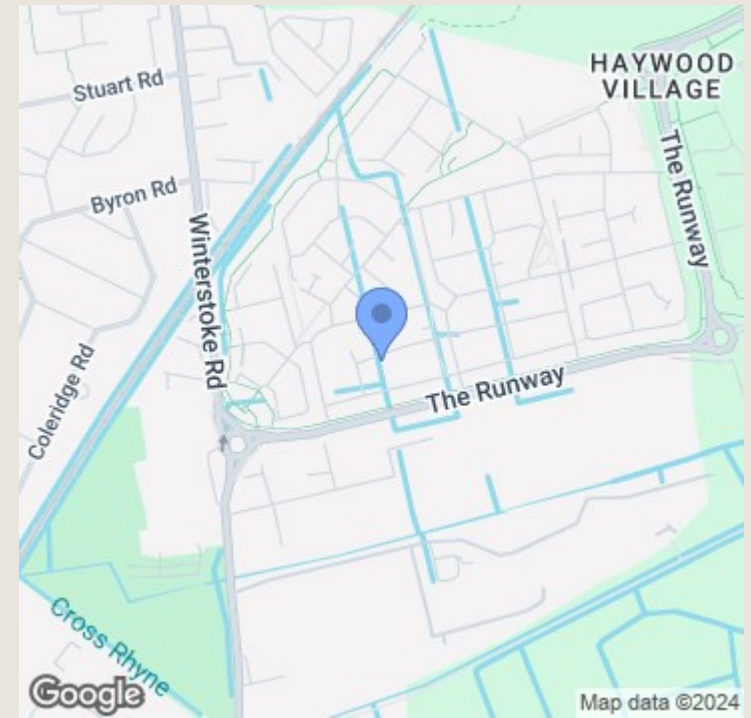
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.



Total area: approx. 753.0 sq. feet

For illustrative Purposes Only - all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



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

