



**GFF 124 MOORLAND ROAD**

North Somerset, BS23 4HX

**Price £175,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

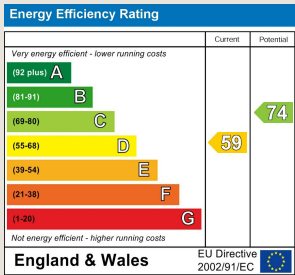
\* PRIVATE ENTRANCE, PARKING & NO CHAIN! \* Just a stone's throw away from Weston's seafront resides this immaculate two bedroom ground floor flat with a private entrance and parking. Comprising in brief, entrance porch with storage, modern fitted kitchen, living room, hallway with two storage cupboards, two generous double bedrooms and modern fitted bathroom. Externally enjoying a private parking space and a small outside area, ideal for a bistro table and chairs. With no onward chain, this property would make an ideal first time buy or investment opportunity!

## Situation

0.34 miles - Weston Sea Front  
0.82 miles - Tesco Supermarket  
0.75 miles - Weston Train Station  
0.29 miles - Broadoak Secondary School  
Distances are approximate & sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Private Entrance Porch

7'5" x 6'8" (2.26m x 2.03m)

uPVC double glazed front door opening into the entrance porch, dual aspect uPVC double glazed windows to side and front, storage cupboard and door to;

## Kitchen

10'1" x 9'0" (3.07m x 2.74m)

uPVC double glazed window into the entrance porch, the kitchen comprises a range of matching high gloss eye and base level units with complementary worktop over, inset sink with adjacent drainer and mixer tap over, electric hob with extractor over, mid-height electric fan assisted oven, space for fridge/freezer and plumbing for washing machine, tiled flooring, radiator, door to the inner hall and door to;

## Living Room

14'3" x 13'9" max (4.34m x 4.19m max)

Dual aspect with uPVC double glazed windows to front, rear and side, hardwood flooring, television point, radiator and door to;

## Hallway

14'1" x 3'9" (4.29m x 1.14m)

Two generous storage cupboards, radiator, hardwood flooring and doors to;

## Bedroom One

16'5" x 12'5" max (5.00m x 3.78m max)

uPVC double glazed bay window to front, radiator. There is a fire escape access door which can only be used in the event of a fire (please ask agent for more details).

## Bedroom Two

12'11" x 9'11" (3.94m x 3.02m )

uPVC double glazed window to rear and radiator.

## Inner Hall

Accessed via the kitchen, wall mounted gas central heating combination boiler, tiled flooring and door to;

## Bathroom

6'10" x 5'11" (2.08m x 1.80m)

Obscure uPVC double glazed window to side, white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower and taps over with tiled surround, radiator and tiled flooring.

## Private Parking

Situated to the front of the building is the allocated parking space.

## Outside Area

There are two small areas of outdoor space, one by the front door and the other nestled between the porch and the second bedroom window.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 1987. There is an annual ground rent of £5 and any building maintenance is split 50/50 with the above flat.

## Material Information

We have been advised the following;

Gas- Mains

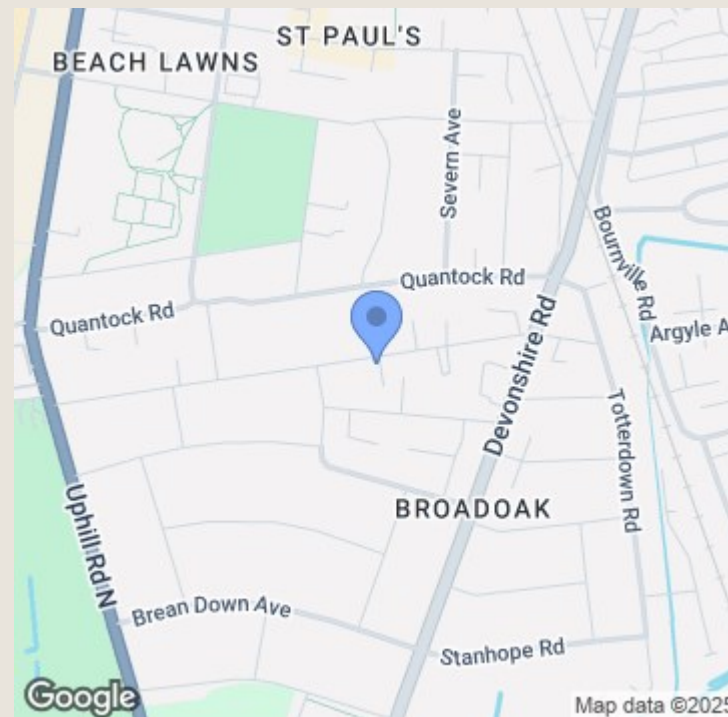
Electricity- Mains

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](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](mailto: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

