



6 ATLANTIC ROAD SOUTH

Weston-Super-Mare, BS23 2DE

Price £325,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

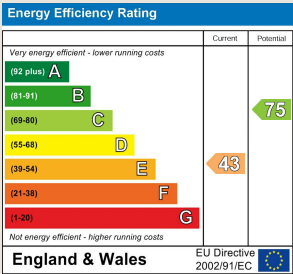
\* ABUNDANCE OF POTENTIAL WITH NO CHAIN! \* In need of full renovation throughout but the potential to become a fantastic family home. Boasting a eye catching framed view of The Grand Pier and Knightstone Island whilst also being sat on a generous and deceptive plot. Measuring over 1,400 square feet which comprises in brief; Entrance hall with downstairs cloakroom, lounge, dining room, kitchen with pantry cupboard, four bedrooms and bathroom with separate W/C. Positioned on Weston's hillside with easy access to amenities, transport links and the sea front's promenade.

## Situation

0.07 miles - Marine Lake  
0.57 miles - The Grand Pier  
0.78 miles - Tesco Supermarket  
1.01 miles - Weston Train Station  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council    Council Tax Band: F  
Tenure: Freehold  
EPC Rating: E



# PROPERTY DESCRIPTION

## Hallway

Front door opening into the hallway, stairs rising to the first floor landing with two under-stair storage cupboards, additional storage cupboard, radiator and doors to;

## Downstairs Cloakroom

5'6" × 5'4" (1.68m × 1.63m)

Window to front, low level W/C and hand wash basin with taps over and radiator.

## Sitting Room

21'11" × 12'5" (6.68m × 3.78m)

Dual aspect with windows to front rear and side, fireplace and three radiators.

## Dining Room

13'7" × 10'7" (4.14m × 3.23m)

Dual aspect with windows to both sides and rear, doors to rear, built-in unit and two radiators.

## Kitchen

10'5" × 9'4" (3.18m × 2.84m)

Window to rear, the kitchen is fitted with a range of eye and base units with worktop over and tiled surround, inset sink, plumbing for washing machine, pantry cupboard and door to the side.

## Landing

17'3" × 10'5" max (5.26m × 3.18m max)

Windows to front, loft access, radiator and doors to;

## Bedroom One

12'10" × 12'5" (3.91m × 3.78m)

Windows to rear with views of the sea front, basin, built-in wardrobe and radiator.

## Bedroom Two

11'4" × 9'4" (3.45m × 2.84m)

Windows to rear with views of the sea front, radiator, basin, built-in wardrobes and doors opening to the balcony (please be advised the balcony is not currently accessible due to health and safety).

## Bedroom Three

12'5" × 8'8" (3.78m × 2.64m)

Window to front, built-in wardrobe and radiator.

## Bedroom Four

9'5" × 8'5" to wardrobe (2.87m × 2.57m to wardrobe)

Windows to rear with views of the sea front, built-in wardrobes and radiator.

## Bathroom

8'9" × 5'1" (2.67m × 1.55m)

Dual aspect windows to front and side, panelled bath and basin, radiator.

## Separate W/C

5'6" × 2'8" (1.68m × 0.81m)

Window to front, low level W/C.

## Rear Garden

The first area of the rear garden is laid to lawn with mature trees, shrubs and hedges.

Steps both sides lead down to a largely overgrown additional area of garden.

## Garage & Driveway

The garage has an up and over door to the front with space in front for one vehicle.

## Agent Notes

Please be advised the image labelled 'plot' is only to be used as a guide of the plot, it may not be a full representation of the boundary.

Please be aware, we are currently dealing with a solicitor on this property who is not able to supply answers to general questions regarding the property.

Please be advised these details are draft and may not be relied upon for full accuracy.

Please be advised this property is need of a great deal of renovation works, including potential structural works required.

## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Mains.

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).















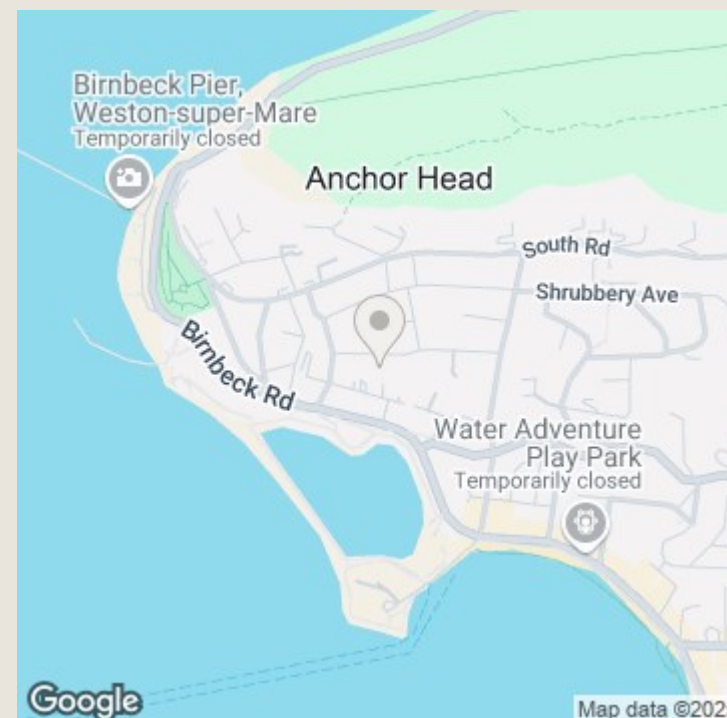






Total area: approx. 1429.0 sq. feet

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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

