



25A LANGFORD ROAD

Weston-Super-Mare, BS23 3PQ

Price £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* THE PERFECT BUY TO LET INVESTMENT/IDEAL FIRST TIME BUY! * Currently tenanted with a rental income of £1300pcm and a potential yield of 6.93%! Conveniently located with easy access to transport links and amenities, this spacious town house has a lot to offer for a very attractive price.

The ground floor boasts a large living space with modern fitted kitchen, downstairs W/C/utility and access to the garden area. The first floor benefits from two good sized bedrooms and a family bathroom. While the second floor enjoys the generous master bedroom with eaves storage.

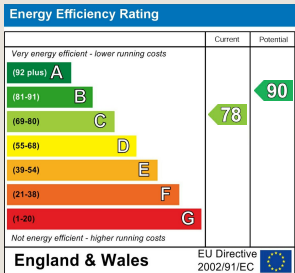
Whether you're a buy to let investor or a first time buyer looking to get onto the property ladder, this no onward chain property is not to be missed.

Situation

- 0.88 miles - Weston Sea Front
 - 0.29 miles - Asda Supermarket
 - 0.48 miles - Weston Train Station
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Living Room Area

14'3" x 13'6" (4.34m x 4.11m)

The front door opens into the spacious living room. uPVC double glazed window to front, storage cupboard housing the consumer unit, radiator, television and telephone points.

Kitchen Area

10'6" x 7'5" (3.20m x 2.26m)

uPVC double glazed window to rear, modern fitted kitchen comprising a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, electric hob with extractor over, built-in fridge/freezer, electric oven, microwave and dishwasher, breakfast bar area, radiator and door to;

Rear Hallway

Stairs rising to the first floor landing, under-stair storage cupboard, radiator, rear door opening to the garden and door to;

Downstairs W/C/Utility

Suite comprising low level W/C and hand wash basin set into storage vanity unit, space and plumbing for washing machine.

Landing

Storage cupboard housing the gas central heating boiler and hot water tank, doors to;

Bedroom Two

13'6" x 7'7" max (4.11m x 2.31m max)

uPVC double glazed window to front, built-in wardrobes and radiator.

Bedroom Three

13'6" x 6'2" max (4.11m x 1.88m max)

uPVC double glazed window to front and radiator.

Bathroom

7'5" x 7'0" (2.26m x 2.13m)

Obscured uPVC double glazed window to rear, white suite comprising low level W/C, hand wash basin with taps over and tiled surround, panelled bath with taps and shower over, radiator and extractor.

Bedroom One

15'1" x 14'3" (4.60m x 4.34m)

Accessed via the landing through a separate hallway with a uPVC double glazed window to rear and stairs rising to the bedroom. uPVC double glazed window to front, ample eaves storage cupboard and radiator.

Rear Garden

Enclosed by fencing, the rear courtyard style garden is laid to paving with a decorative stone boarder and outside tap.

Material Information

We have been advised the following;

Parking - Please be advised there is no allocated parking with this property.

Gas - Mains

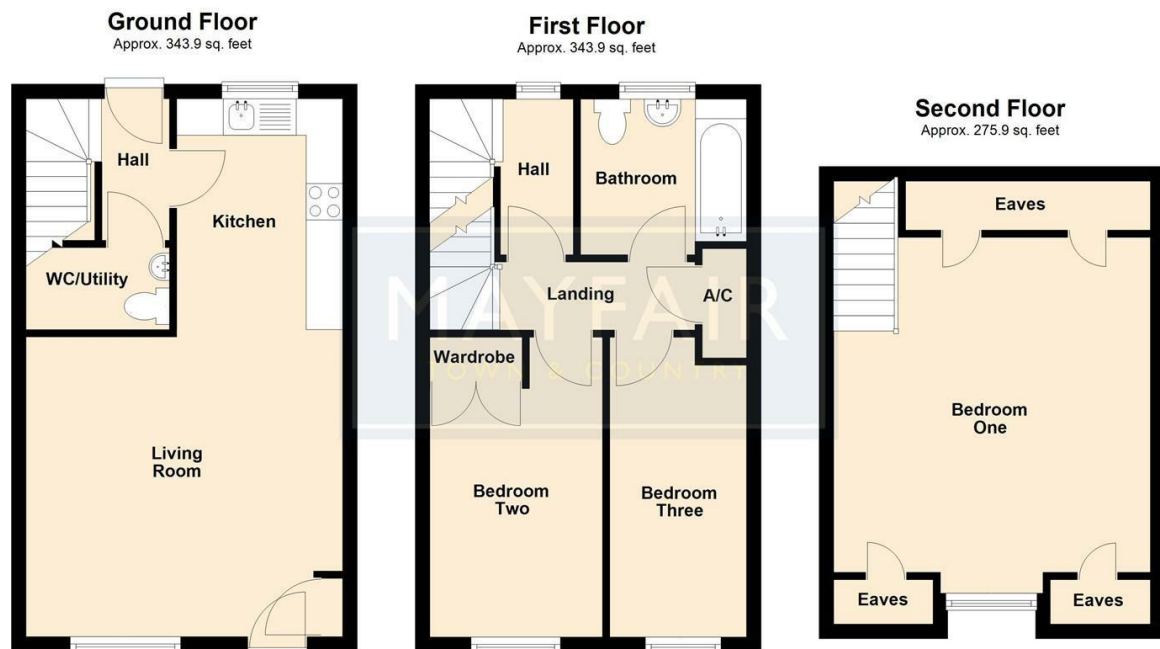
Electricity - Mains

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.

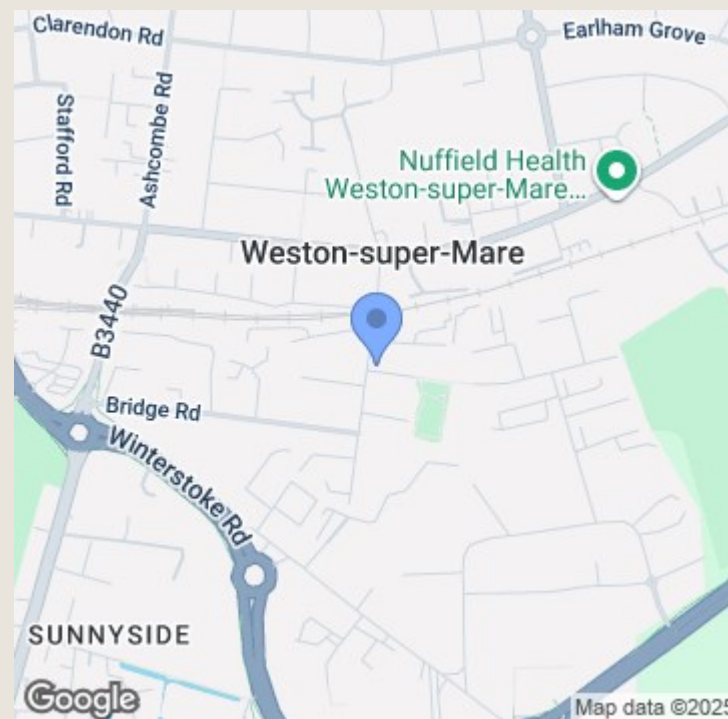
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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. 963.7 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

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

