



148 MACFARLANE CHASE

Weston-Super-Mare, BS23 3WG

Price £199,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

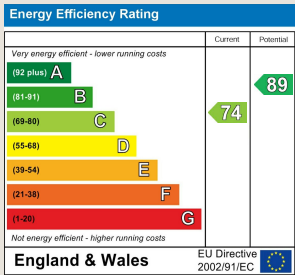
* NO CHAIN, NEW FLOORING AND PARKING! * Unexpectedly Back On The Market - 9.5.25 * Ideally located, this two bedroom house has recently gone through a re-fresh with some new carpets / flooring and decoration throughout, making it an ideal first time buy for those looking to get onto the property ladder or a buy to let investment to add to a portfolio, with a potential rental income of £1000 - £1100pcm. Comprising in brief; Entrance hall with downstairs cloakroom, lounge, kitchen / diner, two bedrooms and modern bathroom. Externally the property enjoys a south facing rear garden and an allocated parking space (Owned by the management company but the property owner has sole right of use). Conveniently positioned close to shops and amenities. Priced to sell and with no onward chain complications, we highly recommend a viewing at your earliest convenience.

Situation

0.12 miles - Gallagher Retail Park
3.06 miles - Junction 21 of the M5
1.10 miles - Weston-super-Mare Sea Front
0.77 miles - Weston-super-Mare Train Station
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hall

Front door opening into the hall, uPVC double glazed window to side, radiator and doors to;

Downstairs Cloakroom

Obscured double glazed window to front, suite comprising low level WC and hand wash basin with taps over, radiator and consumer unit.

Lounge

14'03" x 13'02" max (4.34m x 4.01m max)

uPVC double glazed window to front, stairs rising to the first floor landing, radiator and door to;

Kitchen / Diner

14'03" x 8'01" (4.34m x 2.46m)

uPVC double glazed window to rear, the kitchen comprises a range of matching eye and base level units with worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with gas hob and extractor over, space and plumbing for washing machine and fridge / freezer, ample space for dining table and chairs, radiator and uPVC double glazed doors opening to the garden.

Landing

Doors to;

Bedroom One

14'03" x 11'03" max (4.34m x 3.35m.0.91m max)

Two uPVC double glazed windows to front, above-stair airing / storage cupboard and radiator.

Bedroom Two

10'00" x 7'07" (3.05m x 2.31m)

uPVC double glazed window to rear and radiator.

Bathroom

Obscure uPVC double glazed window to rear, suite comprising low level W/C,

hand wash basin set into storage vanity unit with mixer tap over and tiled surround, panelled bath with tap and shower over, radiator and extractor.

Rear Garden

Enclosed by fencing, the garden enjoys a south facing aspect, mostly laid to lawn with a raised decked entertaining area, gated side access to the front of the property and to the parking space.

Allocated Parking

Situated to the rear of the property, directly through the garden gate is the allocated parking space.

Please note: The parking space is owned by the management company but you have exclusivity to use this space

Material Information

We have been advised the following;

Kitchen - Please be advised while the property has had improvements we believe the kitchen does need to be replaced.

Area Charge - We have been advised that is property is FREEHOLD. There is an area maintenance charge of roughly £150 per annum.

Parking Space - The parking space is owned by the management company but you have exclusivity to use this space.

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

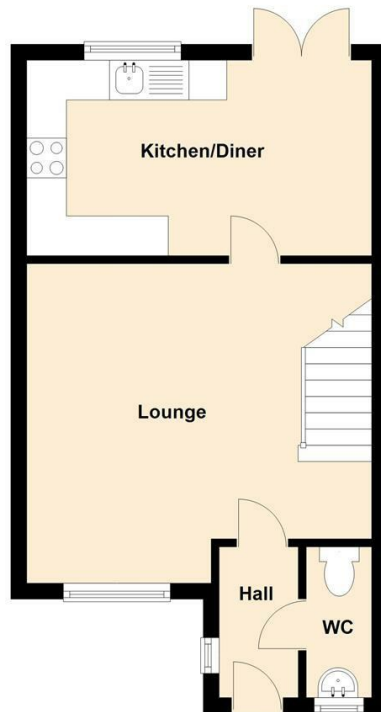
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.

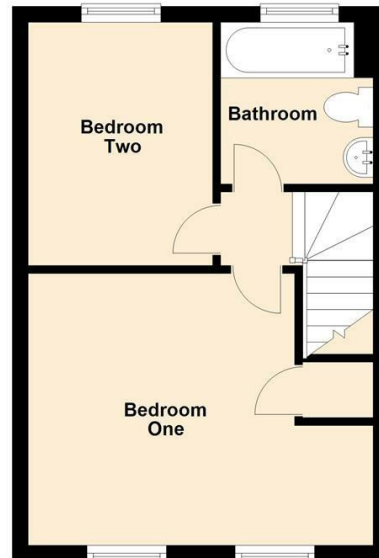
Ground Floor

Approx. 337.2 sq. feet



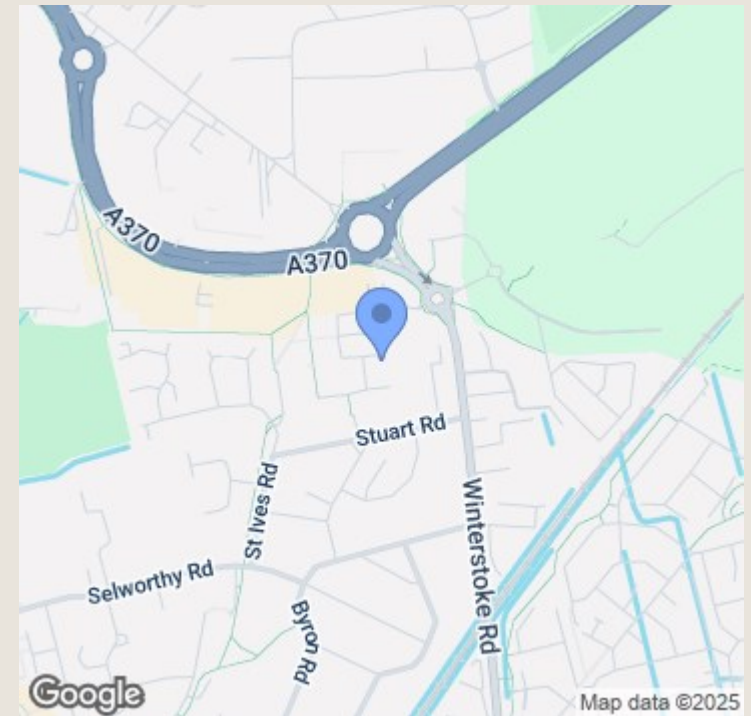
First Floor

Approx. 307.5 sq. feet



Total area: approx. 644.8 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his 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

