



FFF 13 SEVERN AVENUE

North Somerset, BS23 4DG

Price £175,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* GARAGE & NO ONWARD CHAIN! \* Ideally situated within easy reach of the seafront, local shops, and excellent transport links, this well presented first-floor apartment represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Accessed via a communal entrance serving just two flats, the property offers a private entrance hall with stairs rising to the hallway. The accommodation comprises a bright and spacious lounge featuring a bay window, a generous kitchen/dining room, a large master bedroom, a well-proportioned second bedroom, and a family bathroom.

Further benefits include a garage located to the rear of the building, gas central heating, double glazing throughout, and the significant advantage of no onward chain.

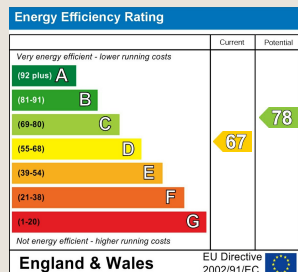
Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

## Situation

- 30 metres - Bus Stop
  - 0.14 miles - Clarence Park East
  - 0.17 miles - Tesco Convenience Shop
  - 0.43 miles - Weston Sea Front
  - 0.55 miles - Weston Train Station
- All distances are approximate and sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Communal Hallway

Main front door opening into the communal hallway with internal front door opening to;

## Entrance

Stairs rising to;

## Hallway

Split level hallway with radiator and internal window from bedroom 2 creating natural light, loft access and door to;

## Lounge

16'0" x 12'0" (4.88m x 3.66m)

Double glazed bay window to front, feature fireplace with surround, three radiators and television point.

## Kitchen/Diner

14'8" x 10'8" (4.47m x 3.25m)

Double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, electric oven, wall mounted gas central heating combination boiler, breakfast bar, feature decorative fireplace with surround and radiator.

## Bedroom 1

12'11" x 12'7" (3.94m x 3.84m)

Double glazed window to rear, feature decorative fireplace with surround and radiator.

## Bedroom 2

9'8" x 6'7" (2.95m x 2.01m)

Double glazed window to front, radiator and internal glazed window to the hallway.

## Bathroom

Obscure double glazed window to side, suite comprising low level WC, hand wash basin with mixer tap over, paneled bath with taps and mains shower attachment over, radiator, partially tiled walls and tiled flooring.

## Garage

15'11" x 7'11" (4.85m x 2.41m)

Located to the rear of the building with an up and over garage door.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced on 14.11.1983. We have been advised any maintenance is split 50/50 with the ground floor flat and there is no ground rent payable.

## Material Information

We have been advised the following;

Council Tax- B

Gas - Mains

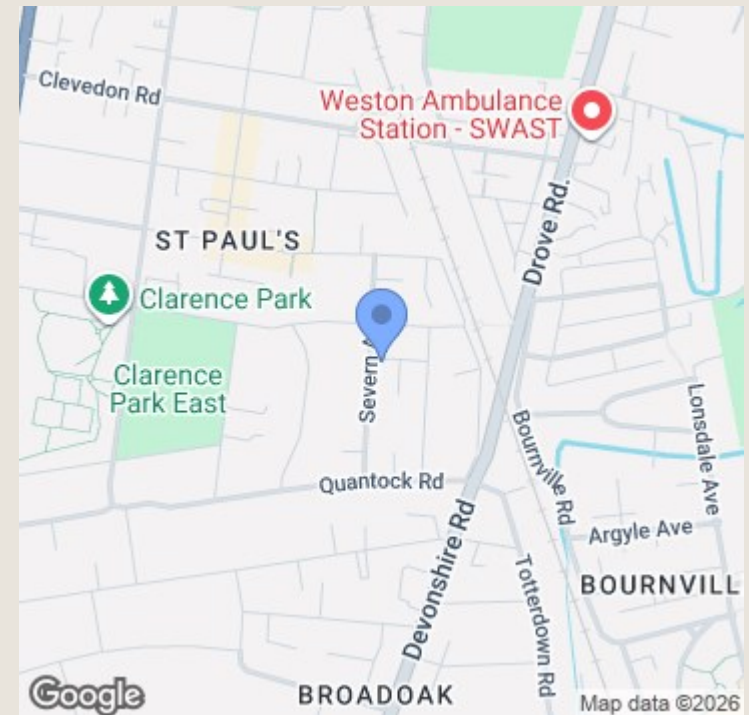
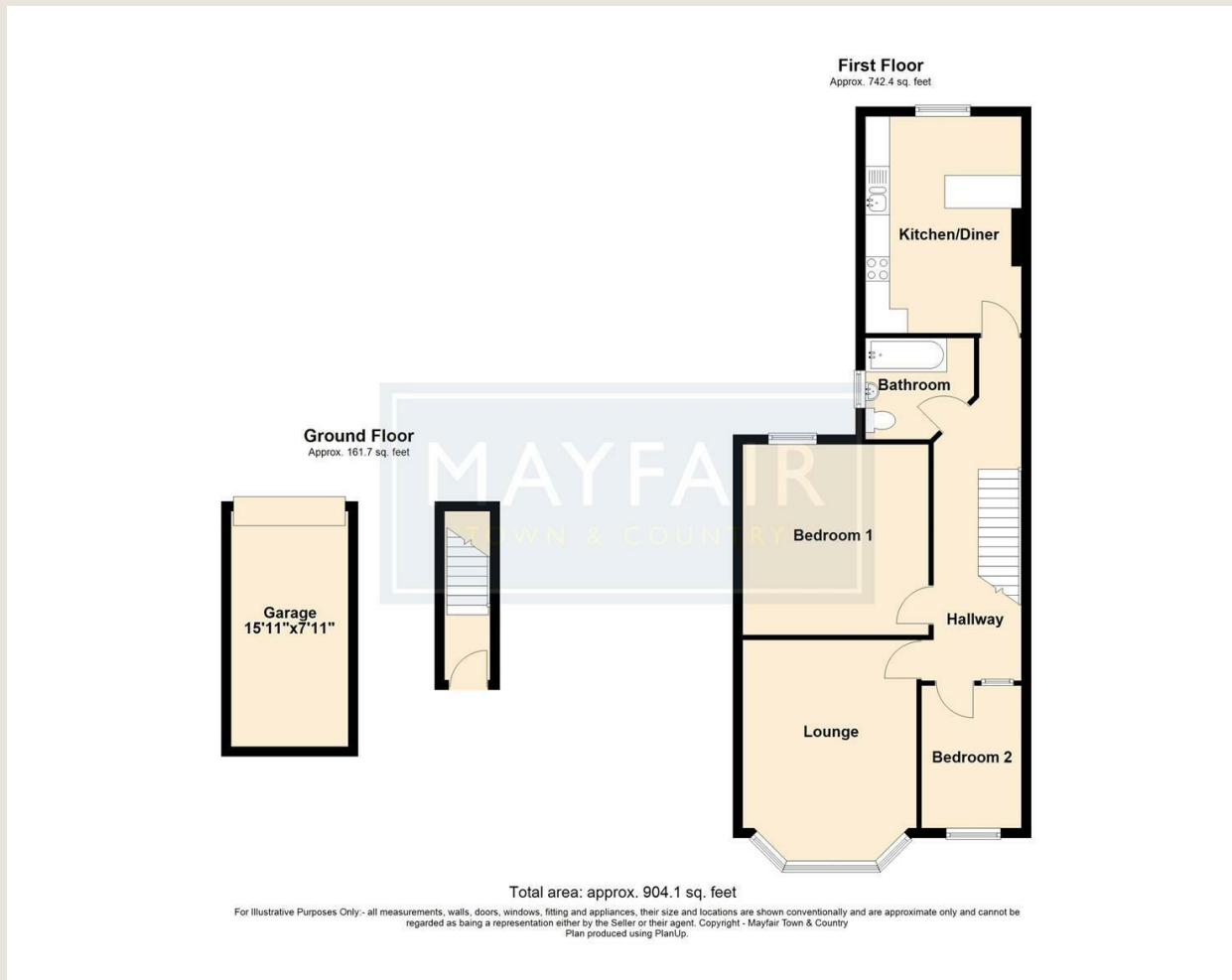
Electricity - Mains

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](http://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](http://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](http://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

### 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

