



## 41 PENNINE GARDENS

Weston-Super-Mare, BS23 2XS

Price £155,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* VENDOR SECURED ONWARD PURCHASE! \* An excellent opportunity for first-time buyers and buy-to-let investors alike, this spacious apartment is set in a desirable position on Weston Hillside and benefits from a garage AND allocated parking.

Accessed via a communal entrance serving just two flats, the property offers a hallway with two generous storage cupboards. The impressive 17ft dual-aspect living room is flooded with natural light, creating a bright and airy living space. Both the kitchen and double bedroom enjoy attractive outlooks across Weston, while the well-appointed shower room completes the accommodation.

Further benefits include an updated gas central heating combination boiler, a good sized garage with additional storage space, power, and lighting, along with a parking space in front.

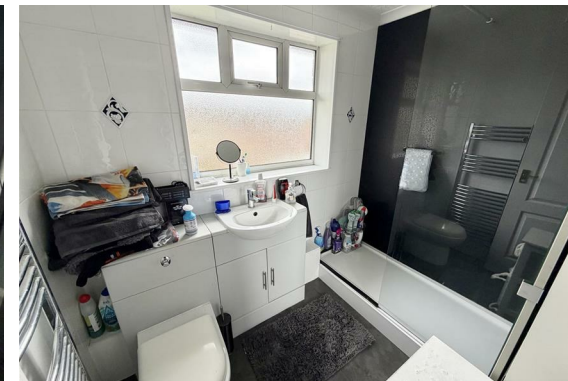
Situated on Weston Hillside, the property enjoys convenient bus links, picturesque walks nearby, and easy access to amenities.

## Situation

- 45 metres - Bus Stop
  - 150 metres - Ashcombe Park
  - 0.30 miles - Co-Op Convenience Shop
  - 1.14 miles - Weston Sea Front
- Distances are approximate & sourced from Google Maps

## Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Hallway

Front door opens into the communal hallway creating access for two flats, front door opening to;

## Hallway

Generous sized storage cupboard, an additional large storage cupboard which houses the updated gas central heating combination boiler and consumer unit, thermostat controls, radiator and doors to;

## Living Room

17'4" x 9'8" (5.28m x 2.95m)

Dual aspect double glazed windows to rear and side, radiator, television and telephone points, archway to;

## Kitchen

9'9" x 9'8" (2.97m x 2.95m)

Double glazed window to rear with outlook towards Weston, the kitchen comprises a range of matching eye and base level units with worktop over and tiled surround, inset sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, electric oven, space for fridge/freezer and plumbing for washing machine, radiator.

## Double Bedroom

11'9" x 9'6" (3.58m x 2.90m)

Double glazed window to front with outlook over greenery and towards Weston, radiator.

## Shower Room

7'8" x 5'6" (2.34m x 1.68m)

Obscured double glazed window to front, low level W/C and hand wash basin set into storage vanity unit, walk-in shower with mains electric shower over, towel radiator and extractor.

## Garage & Parking

16'5" x 8'0" (5.00m x 2.44m)

Located directly underneath the flat is the garage with up and over door to the front, power, lighting and additional storage area measuring 9'9" x 2'6". In front of the garage is an allocated parking space.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease from 1st January 1984, there is an annual ground rent of £10 and monthly maintenance charge of £115.

## Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

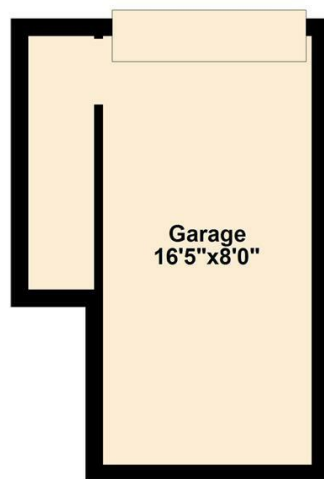
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

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).

## Ground Floor

Approx. 158.6 sq. feet



## First Floor

Approx. 506.4 sq. feet



Total area: approx. 665.0 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.

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

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### 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

