



## 27 WESTON LODGE

North Somerset, BS23 2PJ

Price £139,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

**\*\* REDUCED! \*\* NO ONWARD CHAIN & REDECORATED THROUGHOUT! \*** Ideally situated within easy reach of local shops, amenities, and the sea front, this well-proportioned second floor purpose built flat offers an excellent opportunity for both investors and home buyers alike. An ideal buy-to-let investment with the potential to achieve roughly £950+pcm, but is also soon to be vacant with no onward chain for those looking to make it their home.

Accessed via a separate entrance block with a stairwell shared by only a few neighbouring flats, the accommodation briefly comprises of; an entrance hallway with generous built-in storage, a spacious living room, a fitted kitchen, two double bedrooms, and a bathroom. Further benefits include double glazing, gas central heating with a combination boiler, and an allocated parking space. This flat also benefits from a new roof on this part of the building, only fitted in 2025 and an updated gas central heating combination boiler installed in the last few years.

Don't miss this fantastic opportunity – contact us today to arrange your viewing!

## Situation

120 metres - Grove Park

120 metres - The Boulevard

150 metres - Tesco Express

0.19 miles - Weston Sea Front

0.52 miles - Weston Train Station

Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	77
(21-38) F	53
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

A separate communal hallway to the main part of the building and accessed via the code secure main gate with stairs rising to the second floor landing with internal door to;

## Hallway

Two storage cupboards, intercom system, radiator and doors to;

## Living Room

18'9" × 14'4" (5.72m × 4.37m)

Two double glazed windows to rear, two radiators and door to;

## Kitchen

8'6" × 8'2" (2.59m × 2.49m)

Double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and electric oven below, space for fridge/freezer and plumbing for washing machine, wall mounted gas central heating combination boiler.

## Bedroom One

15'2" × 12'8" (4.62m × 3.86m)

Double glazed window to front and radiator.

## Bedroom Two

10'0" × 9'0" (3.05m × 2.74m)

Double glazed window to front and radiator.

## Bathroom

White suite comprising low level W/C, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, panelled bath with electric shower over and tiled surround, radiator.

## Allocated Parking

Located below the flat is the allocated parking space.

## Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 1982. There is an annual maintenance charge of £1236.74 (£618.37 paid per 6 months).

## Material information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

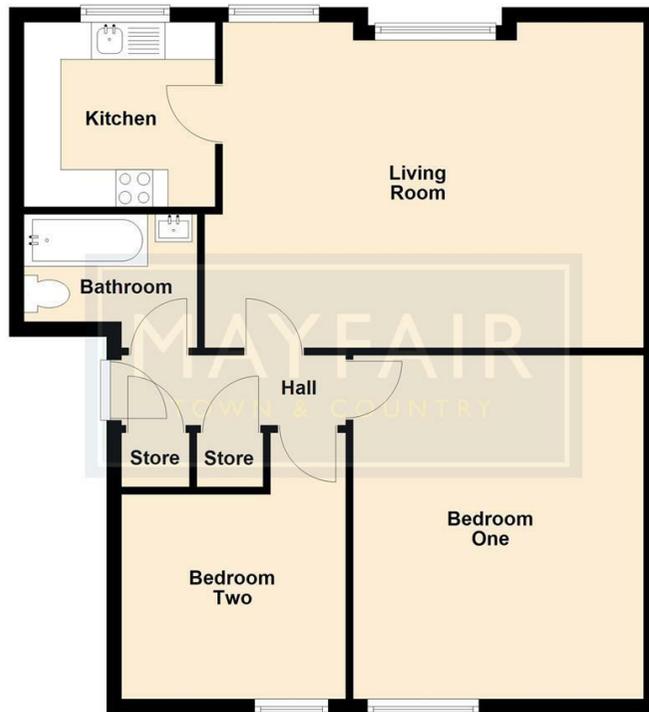
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

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).

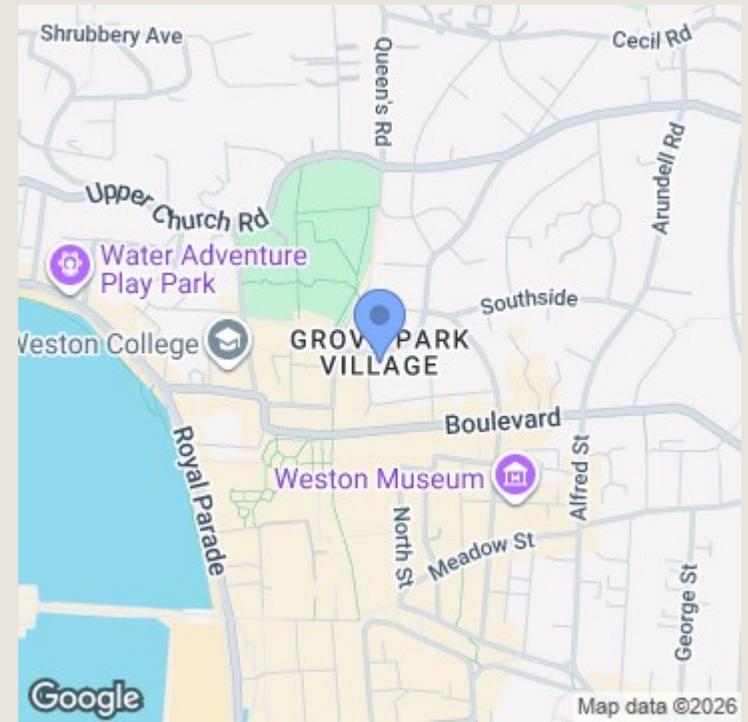
## Second Floor

Approx. 746.9 sq. feet



Total area: approx. 746.9 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**

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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

