



135 EARLHAM GROVE

Weston-Super-Mare, BS23 3LF

Price £199,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO ONWARD CHAIN! * Mayfair Town & Country are delighted to present to the market this spacious ground floor flat, offering a generous garden, garage, and driveway.

Benefitting from its own private entrance, the accommodation briefly comprises an entrance hall, a bright sitting room with bay window, and a well-proportioned kitchen/dining room with side porch access leading out to the garden. There are two generous double bedrooms and a shower room.

Externally, the property boasts an impressively sized rear garden, well maintained and featuring multiple paved seating and entertaining areas, along with access to a useful storage room and the garage. To the front, a driveway provides convenient off-street parking.

Ideally situated with excellent access to transport links, local schools, and a range of amenities, this property would make a perfect first-time purchase, a great addition to an investment portfolio, or an ideal downsizing opportunity for those seeking outdoor space.

Situation

- 0.18 miles - Bus Stop
 - 1.09 miles - Weston Sea Front
 - 0.60 miles - Milton Train Station
 - 2.84 miles - Junction 21 of the M5
 - 0.10 miles - Nuffield Leisure Centre
 - 0.14 miles - Ashcombe Primary School
- 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		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hallway

uPVC double glazed door opening into the hallway, high level cupboard housing the consumer unit and electric meter, night storage heater, storage cupboard, archway to the kitchen/dining room and doors to;

Sitting Room

12'7" x 11'5" (3.84m x 3.48m)

uPVC double glazed bay window to the front, electric fireplace and surround, night storage heater.

Kitchen/Dining Room

14'1" x 11'3" (4.29m x 3.43m)

uPVC double glazed window to rear overlooking the garden, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and dishwasher, night storage heater and door to;

Side Porch

Storage cupboard and uPVC double glazed door creating access to the storage room, garage and garden.

Bedroom 1

12'8" x 10'5" (3.86m x 3.18m)

uPVC double glazed window to front and night storage heater.

Bedroom 2

11'4" x 10'5" (3.45m x 3.18m)

uPVC double glazed window to rear and night storage heater.

Shower Room

8'0" x 6'5" (2.44m x 1.96m)

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin with taps over and walk-in shower cubicle with shower over and tiled surround, storage cupboard housing the hot water tank.

Garden

With access through a shared side gate with the upstairs flat, this flats side porch or the garage - the garden is a fantastic size, enclosed by fencing and hedging, made up of two generous patio areas with grass between and an array of mature hedges, plants and shrubs.

Garage & Storage Room

The garage has an up and over door to the front, glazed window to the rear, power, lighting with a rear courtesy door and measures 17'9"x10'0". The storage room has power, lighting and measures 7'0"x6'0".

Off Street Parking

Situated to the front of the flat is the driveway providing off street parking for at least two vehicles.

Leasehold Information

We have been advised the property has the remainder of a 125 year lease which commenced in 15.5.1989. There is an annual ground rent of £10 and an estimated annual service charge of £648.98.

Material Information

We have been advised of the following;

Council Tax- A

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.

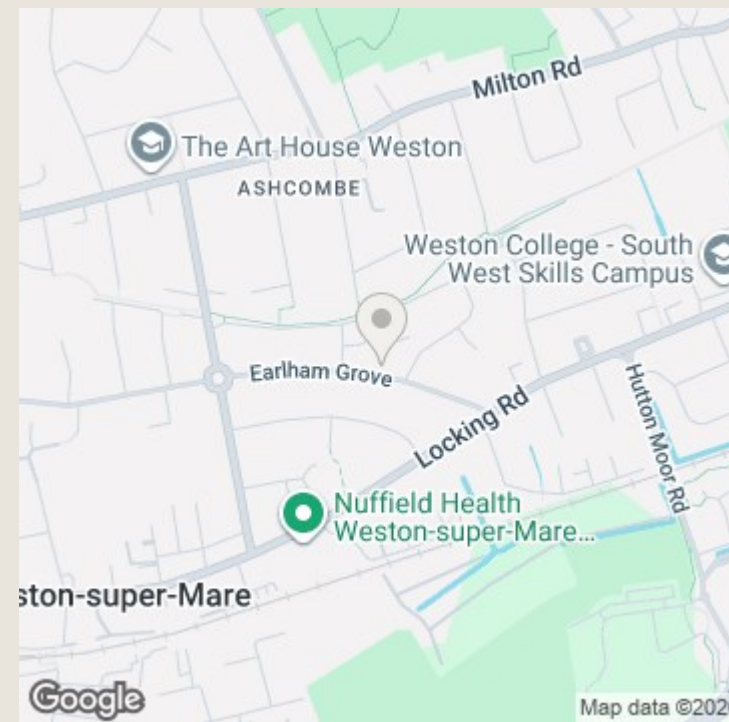
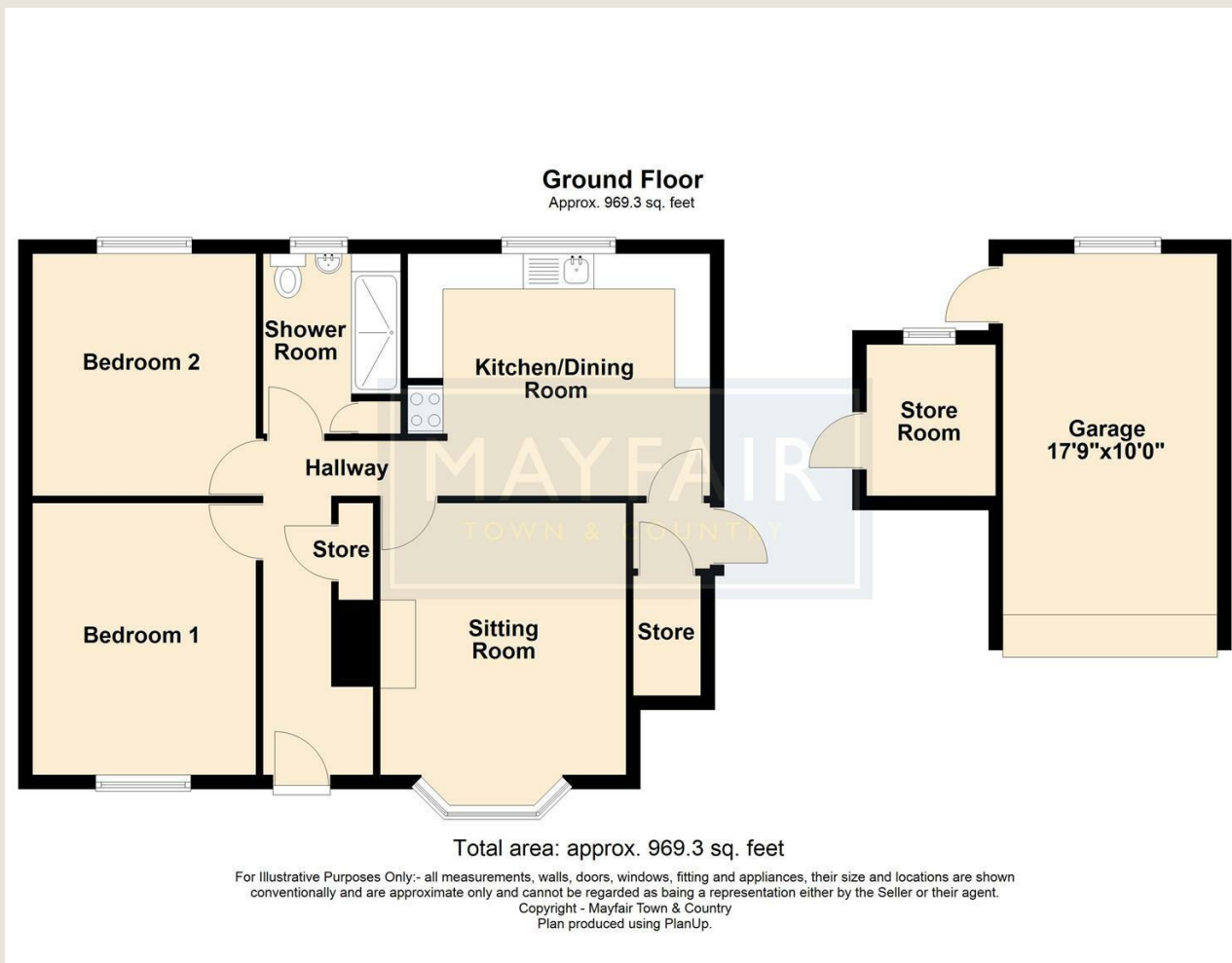
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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

