



**FLAT 6 3 KEW ROAD**  
Weston-Super-Mare, BS23 2NP

**Price £240,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* DECEPTIVELY SPACIOUS & UNIQUE \* Tucked away on Weston Hillside resides this wonderful maisonette in move-in ready condition. Comprising a private entrance and hallway with storage, spacious and light living room, modern fitted kitchen, re-fitted bathroom, a generous double bedroom and study/occasional bedroom with stairs rising to the studio room with shower room and a great deal of storage. Externally the property benefits from a garage with a parking space and use of a rotary line in the garden area. This location is particularly appealing, as it combines the tranquillity of a residential area with easy access to local amenities. In summary, this maisonette is a wonderful opportunity for those looking to settle in a desirable location, with ample space and modern conveniences. Do not miss the chance to make this charming property your new home.

## Situation

0.53 miles - The Grand Pier  
0.41 miles - Weston Sea Front  
0.53 miles - Tesco Supermarket  
0.27 miles - Weston's Boulevard  
0.68 miles - Weston Train Station

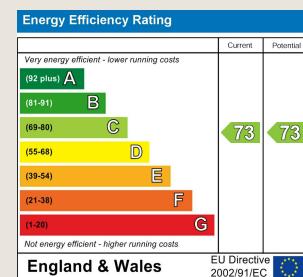
All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Private Entrance

uPVC double glazed front door opening into the entrance hall with stairs rising to the hallway.

## Hallway

Storage cupboard and doors to;

## Bathroom

7'7" x 5'5" (2.31m x 1.65m)

Obscured uPVC double glazed window to rear, re-fitted white suite comprising low level W/C, hand wash basin with mixer tap over and panelled bath with taps and shower attachment over, tiled walls and flooring, radiator and extractor.

## Living Room

18'2" x 10'9" (5.54m x 3.28m)

uPVC double glazed windows to front, feature electric fireplace with surround, above-stairs storage cupboard, television and telephone points, radiator and tiled flooring.

## Kitchen

11'10" x 8'10" (3.61m x 2.69m)

uPVC double glazed window to rear, the modern re-fitted kitchen comprises a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, gas hob with 'Neff' extractor over, built-in 'Neff' microwave and oven, built-in fridge/freezer and washing machine, wall mounted and concealed gas central heating combination boiler, tiled flooring and radiator.

## Bedroom One

14'2" x 9'11" (4.32m x 3.02m)

uPVC double glazed window to front and radiator.

## Study/Occasional Bedroom

12'4" x 8'11" (3.76m x 2.72m)

A versatile room which could be used as a study, dining room or occasional bedroom with a uPVC double glazed window to side, radiator and stairs rising to;

## Studio Room

22'8" x 13'0" (6.91m x 3.96m)

'Velux' windows to rear, built-in wardrobes, radiator, eaves storage to front and rear, walk-in wardrobe/store (measuring 8'1" x 5'9") and door to;

## Shower Room

8'1" x 6'8" (2.46m x 2.03m)

Modern white suite comprising low level W/C, hand wash basin with mixer tap over and corner shower cubicle with electric shower over, tiled walls, radiator and extractor.

## Small Garden Area

The property has use of a rotary line and a small area of raised artificial lawn.

## Garage & Parking

17'8" x 9'6" (5.38m x 2.90m)

The garage has an up and over door to the front with power and lighting. Situated in front of the garage is an allocated parking space.

## Material Information

We have been advised the following;

Leasehold Information - We've been advised this property has the remainder of a 999 year lease which commenced on 1st January 1988. There is an annual ground rent of £10 with any insurance for this property and the below flat being split 50/50.

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).

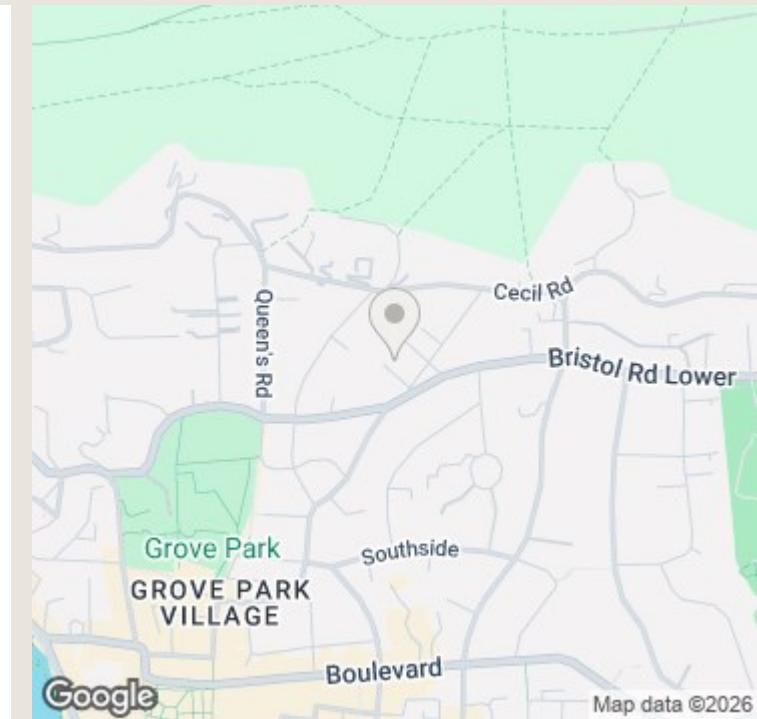
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

