



2 WALLISCOTE ROAD SOUTH

Weston-Super-Mare, BS23 4HL

Price £185,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NEW FRONT DOOR & SASH WINDOWS THROUGHOUT * Conveniently situated with excellent access to transport links, local amenities and a short walk to the beach - this well-presented and spacious one/two bedroom ground floor flat offers flexible living accommodation to suit a variety of needs.

Previously configured as two generous double bedrooms, the property is currently arranged with a spacious lounge and separate dining room, with the dining room having formerly served as the main living area. The well-proportioned kitchen also provides ample space for dining furniture, creating an additional versatile entertaining area. A stylish shower room further enhances the accommodation.

Externally, the property benefits from an outdoor area with potential for use as a garden or off-road parking space.

We highly recommend a viewing to appreciate what this home offers.

Situation

100 metres - Clarence Park East
 0.16 miles - Bus Stop
 0.28 miles - Co-op & Tesco Convenience Shops
 0.72 miles - Weston Train Station
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: A
 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			78
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Private Entrance

An attractive and newly installed stable front door opens to the flat.

Kitchen/Dining Room

15'4" x 11'9" (4.67m x 3.58m)

Newly fitted double glazed sash windows to side, the kitchen is fitted with a range of matching eye and base level units with worktop space over, inset electric hob, electric fan assisted oven, integrated washing machine and dishwasher, space for fridge/freezer, breakfast bar area, tiled flooring, coving, electric radiator, archway to living room and doors to all other rooms.

Living Room

12'9" x 8'3" (3.89m x 2.51m)

A versatile space, currently used as the dining room but formally the main living space with laminate flooring, picture rail and coving.

Bedroom One

16'2" x 11'10" (4.93m x 3.61m)

A versatile room which is currently utilised as the lounge but more recently used as the main bedroom with newly fitted sash windows to front, feature ceiling rose and coving, laminate flooring and electric radiator.

Bedroom Two

12'10" x 11'6" (3.91m x 3.51m)

Newly fitted sash window to front, picture rail, coving and laminate flooring.

Shower Room

Suite comprising low level W/C, feature hand wash basin with mixer tap over, electric shower with tiled surround, tiled flooring, electric towel radiator and coving.

Garden/Parking

A versatile space which is currently mainly used as a garden area, this also doubles as the allocated parking for the property - the prospective buyer can use it as they prefer. There is also a front garden area which belongs to the flat.

Leasehold Information

We have been advised that a leasehold arrangement is currently being established by a solicitor. The four owners have agreed that the lease terms will consist of a 999-year lease with a peppercorn ground rent, and that all maintenance costs will be shared equally, with each flat contributing 25%.

Material Information

We have been advised of the following:

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.



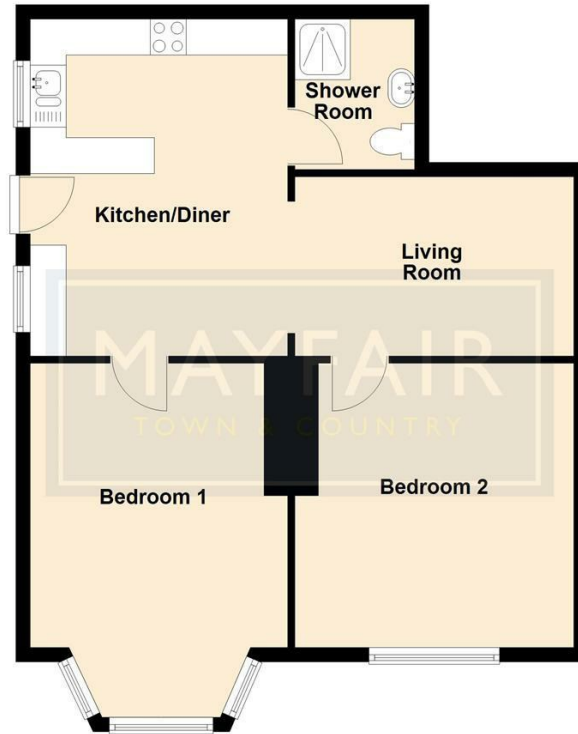






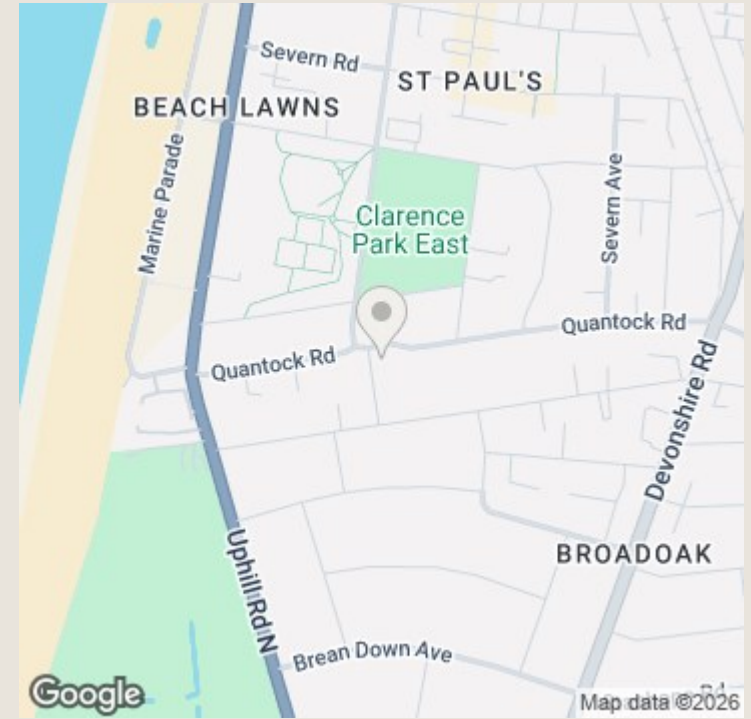
Ground Floor

Approx. 680.9 sq. feet



Total area: approx. 680.9 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

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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

