135 EARLHAM GROVE

Weston-Super-Mare, BS23 3LF

Price £189,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO ONWARD CHAIN & LEASE BEING EXTENDED! * Unexpectedly Re-Available 08.09.2026 * Mayfair Town & Country are delighted to present to the market this spacious ground floor flat, providing a generous plot; including off-street parking for several vehicles, private back garden, a garage and a separate utility room. The perfect opportunity for first-time buyers looking step onto the property ladder or buy-to-let investors looking to add to their portfolio.

Benefiting from it's own private entrance, the accommodating briefly comprises an entrance hall with a generous storage cupboard, two double bedrooms, a shower room, a bright, spacious living room lit by a bay window, a well-proportioned kitchen/dining room with access to the side porch housing more storage.

Externally, the property benefits from off-street parking for several vehicles, a private back garden, a garage and separate utility room both offering power and lighting. Conveniently located, the property boasts an array of surrounding amenities ranging from Ashcombe Park and Milton High Street to Milton Train Station and local shops/pubs.

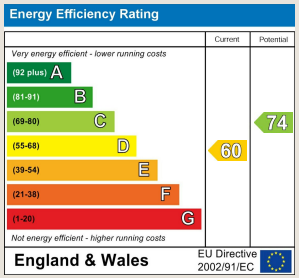
We highly recommend a viewing at your earliest convenience, to really appreciate the property and it's sizable plot.

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



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 7'0x6'0".

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. WE HAVE BEEN ADVISED OUR VENDOR IS CURRENTLY EXTENDED THE LEASE BY 90 YEARS. 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.

ACACIA AVENUE
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LINDEN AVENUE
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EARLHAM GROVE
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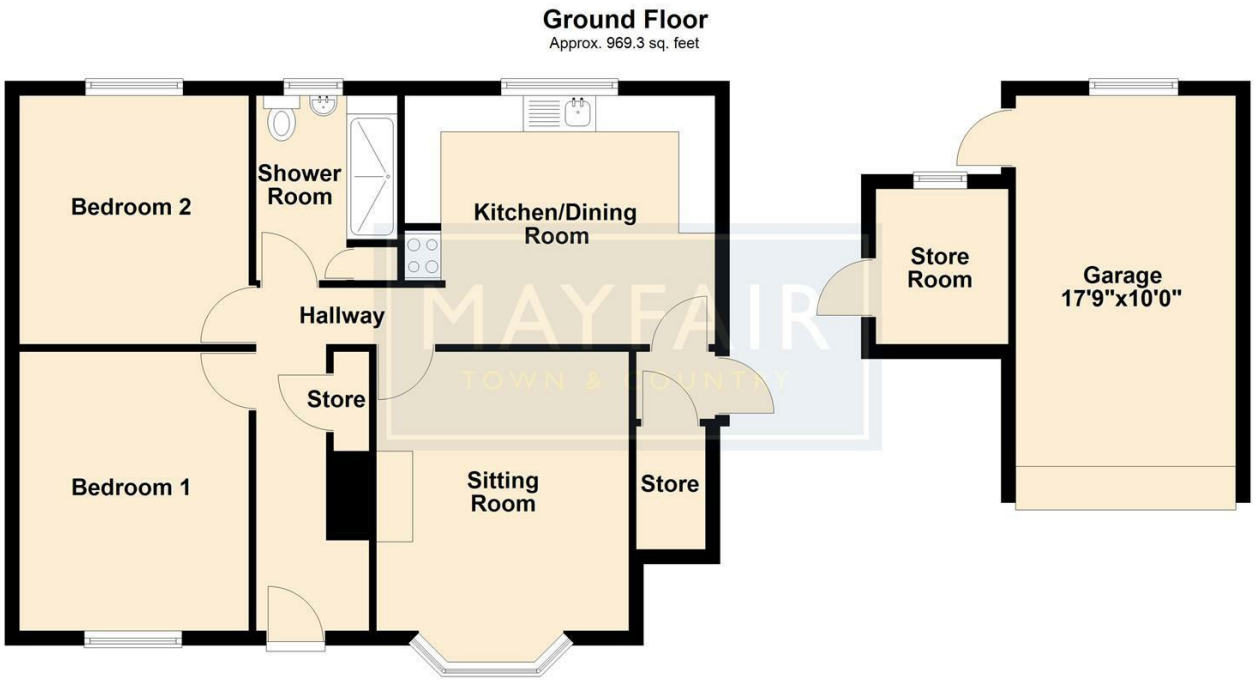

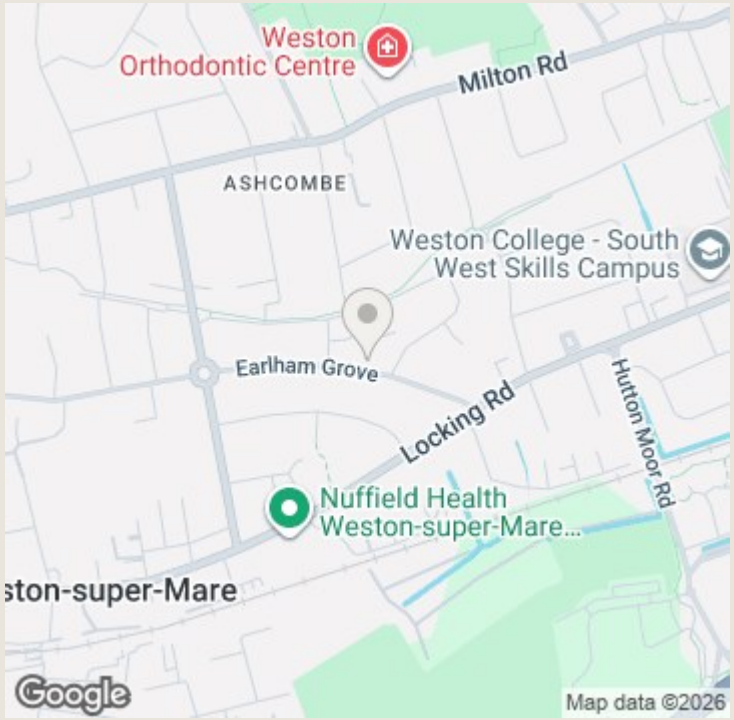

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

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