



30A BRISTOL ROAD LOWER

Weston-Super-Mare, BS23 2PS

Price £189,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* PRICED TO SELL - STUNNING VIEWS & GARDEN!! * Mayfair Town & Country are delighted to bring to the market this breathtaking, two bedroom, hall floor flat. Updated throughout by the current owner, who has found their onward purchase, this exceptional home enjoys far-reaching views, generous storage, and a private south-east facing garden.

The accommodation briefly comprises a shared entrance porch serving the hall-floor and first-floor flats, through the properties front door into a welcoming hallway, a spacious and light-filled living room enjoys panoramic views across Weston, a well-equipped kitchen fitted with integrated appliances including a fridge/freezer, microwave, and oven as well as ample cupboard space, finished with two generously sized double bedrooms and a modern family bathroom.

Externally, the property benefits from it's own storage outbuilding to the side of the property, and a beautifully landscaped and low maintenance south-east facing rear garden with additional storage shed. Located in a convenient position on Weston Hillside providing short walks to local amenities, prominent transport links and the Weston Town Center and Seafront.

Early viewing is highly recommended to fully appreciate the quality, location, and outstanding views this superb home has to offer.

Situation

- 95 Meters - Bus Stop
 - 0.12 Miles - Grove Park
 - 0.18 Miles The Boulevard
 - 0.32 Miles - Weston Seafront
 - 0.58 Miles - Weston Train Station
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Communal Entrance

Main front door opens into the communal entrance, with doors to the first and second floor flats.

Hall

Radiator, access to both lofts, ample space for storage cupboards and doors to;

Living Room

14'0" × 13'0" (4.27m × 3.96m)

Substantial uPVC triple glazed bay window to the rear offering extensive views over Weston, the surrounding Hillside and The Mendip Hills, decorative gas fireplace with tiled surround and a radiator.

Bedroom One

12'1" × 10'8" (3.68m × 3.25m)

Sizable uPVC double glazed bay window fills the main bedroom with light with a radiator below.

Bedroom Two

13'00" × 9'4" (3.96m × 2.84m)

uPVC doubled glazed bay window to the rear featuring clear, sweeping views over Weston, the surrounding Hillside and The Mendip Hills, feature log burner with decorative surround and a radiator.

Kitchen

9'9" × 9'8" (2.97m × 2.95m)

The kitchen is fitted with a comprehensive range of matching base and eye-level units providing ample storage and generous worktop space, a uPVC double glazed window to the side sits above an inset one and a half stainless steel sink with adjacent drainer, mixer tap over and set above additional storage cupboards. Integrated appliances include an electric oven, a five-ring gas hob set into the worktop with extractor hood over, an eye-level microwave, and a fridge/freezer seamlessly concealed behind matching cabinet fronts. Additional features include a built-in wine rack, radiator and a wall-mounted Ideal combination boiler.

Bathroom

The bathroom comprises of a low level white suite w/c, hand was basin with taps over, paneled bath with mains shower over, fully tiled surround and a glass shower screen, towel radiator, tiled flooring and a storage cupboard.

Rear Garden

The three flats share a private and secure key code side access, with each having their own storage outbuilding and back garden. The garden is secluded by fences to both sides and the rear, laid to ground with decking, an additional storage shed, a pergola to finish off the low maintenance garden - ideal for entertaining and enjoying the sun.

Leasehold Information

We have been advised that there is the remainder of a 999 year lease which commenced on 04.09.1994 with which there is a £10 per year ground rent. We have also been advised that there is a yearly service charge of £840, which covers building insurance and maintenance of the building.

Material Information

We have been advised of the following:

Council Tax- B

Parking - Please be advised there is no allocated parking with this property.

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.

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.





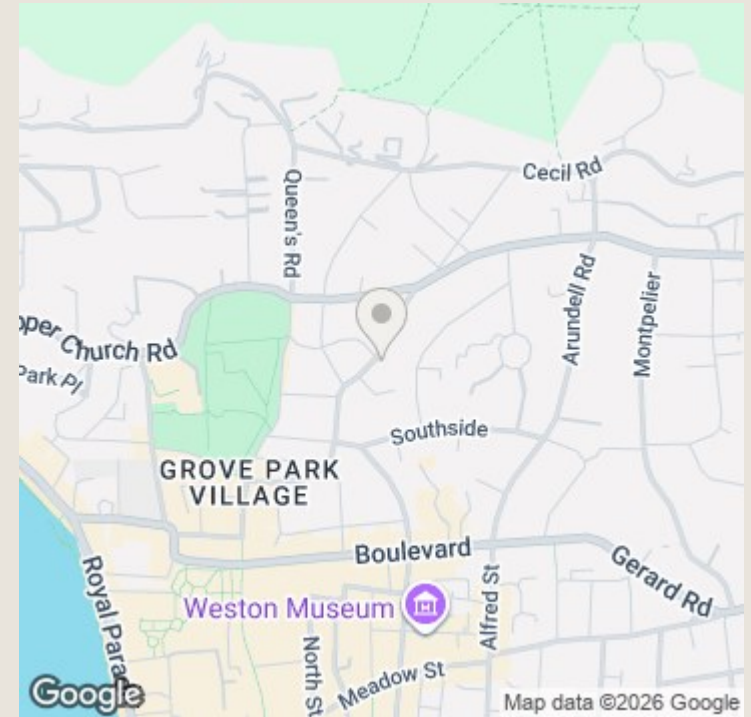






Total area: approx. 66.6 sq. metres (716.4 sq. feet)

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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

