



## 9 CAROUSEL LANE

Weston-Super-Mare, BS24 7FE

Price £140,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* PARKING & NO CHAIN! \* Mayfair Town & Country are delighted to present to the market this fantastic opportunity for first-time buyers and buy-to-let investors alike. Offering excellent potential, the property is in need of some cosmetic touches - the perfect opportunity for buyers to put their own stamp on it.

The accommodation briefly comprises an entrance hallway with two generous storage cupboards, an open-plan kitchen/living area enjoying pleasant views over mature trees and well-maintained green space, two good-sized bedrooms, and bathroom. The property further benefits from an allocated parking space and an updated gas central heating combination boiler.

We would anticipate a rental income in the region of £995–£1,050 per calendar month, subject to condition and any modernisation undertaken.

Ideally situated on the edge of Weston Village, the property offers excellent access to a range of local amenities, including shops, schools, and leisure facilities, as well as convenient commuter links via the M5 motorway and rail connections.

## Situation

0.28 miles - The Landing Light Pub

0.45 miles - Flowerdown Retail Park

1.11 miles - Milton Train Station

1.86 miles - Junction 21 of the M5

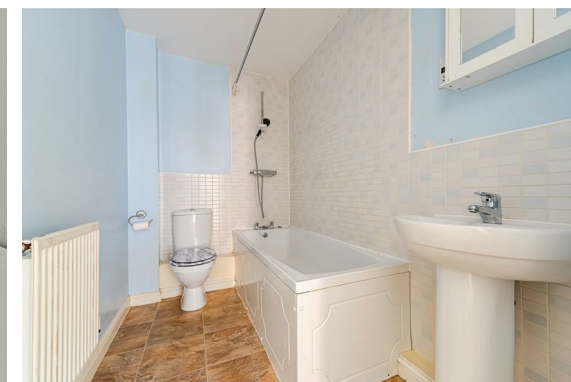
All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Hallway

Main front door opens into the hallway, located on the ground floor the internal front door opens to;

## Hallway

uPVC double glazed window to rear, two storage cupboards, consumer unit, radiator and doors to;

## Kitchen/Living Room

18'2" × 14'10" (5.54m × 4.52m)

Dual aspect with uPVC double glazed windows to front, side and rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over and electric fan assisted oven below, space for fridge/freezer and plumbing for washing machine, updated wall mounted and concealed gas central heating combination boiler, two radiators and television point.

## Bedroom 1

10'7" × 9'2" (3.23m × 2.79m)

uPVC double glazed window to rear, built-in wardrobes and radiator.

## Bedroom 2

9'5" × 9'2" (2.87m × 2.79m)

uPVC double glazed window to rear and radiator.

## Bathroom

White suite comprising low level WC, hand wash basin with mixer taps over and tiled surround, paneled bath with taps and mains shower over, radiator and extractor.

## Allocated Parking

There is an allocated parking space close to the front door of the building.

## Leasehold Information

We have been advised the property is leasehold with the remainder of a 250 lease which commenced on 22.12.2006. We have been advised there is an annual ground rent of £100 and an annual maintenance charge of roughly £2600.

## Material Information

We have been advised the following;

Council Tax Band - B

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

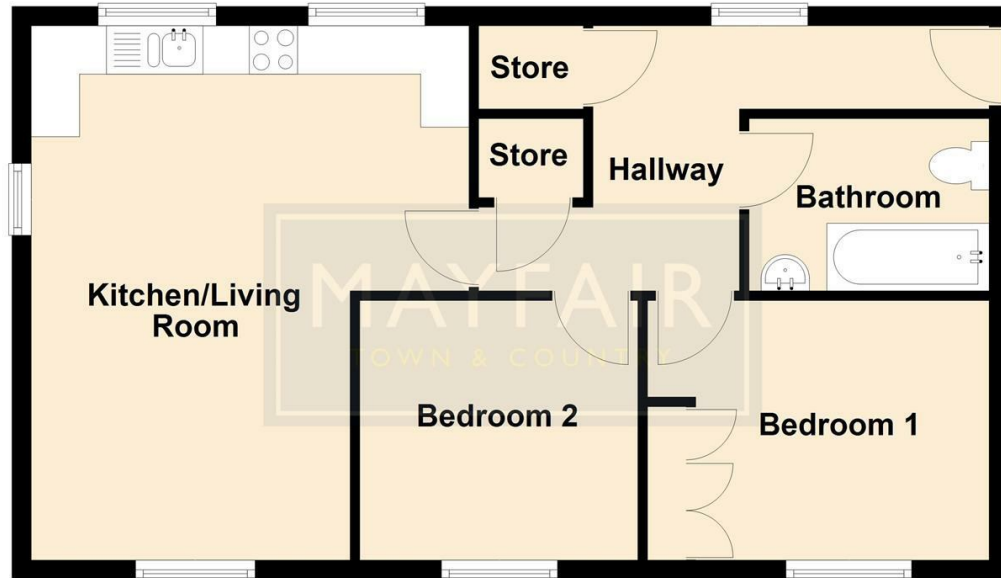
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

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).

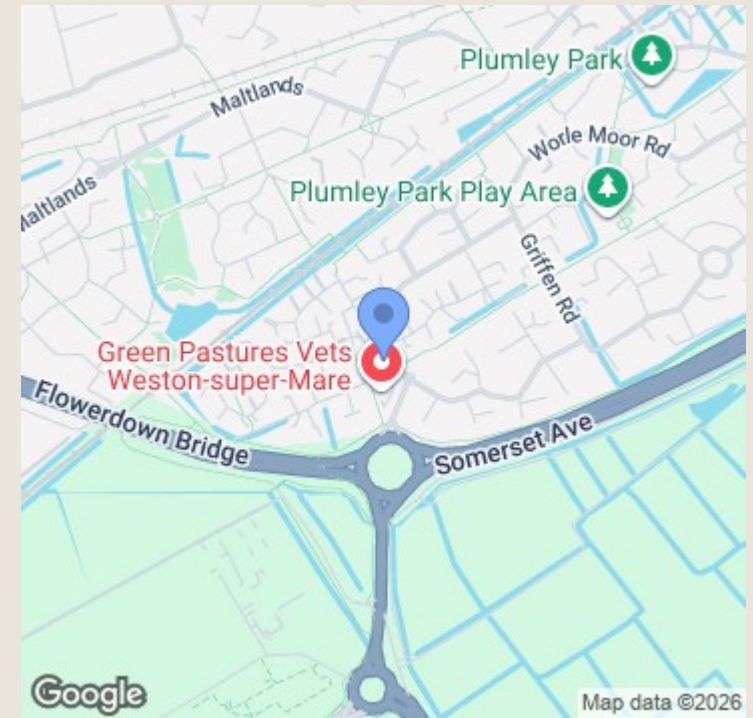
## Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 54.8 sq. metres (590.2 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

