16A SOUTHSIDE

Weston-Super-Mare, BS23 2QX

Price £189,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DOUBLE GARAGE & OUTDOOR SPACE! * Boasting an abundance of potential, Mayfair Town & Country are delighted to present to the market this unique garden flat, offering the perfect opportunity for a new owner to modernise and put their own stamp on.

The accommodation briefly comprises of an entrance porch, spacious hallway with built-in storage, generous living room with patio doors opening onto the courtyard garden, kitchen overlooking the front garden, two double bedrooms - one benefiting from built-in wardrobes and patio doors to the courtyard garden, and a shower room.

Externally, the property enjoys two private garden areas, a south facing, courtyard styled patio and a front garden offering more outdoor space, a double garage and communal parking.

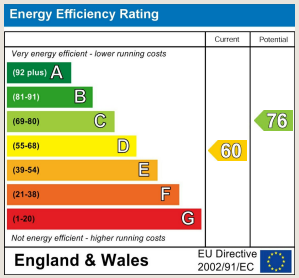
Ideally positioned just a stone's throw from the Boulevard with convenient access to a range of shops, cafés, the Winter Gardens and excellent transport links, along with the sea front only a short walk way.

Situation

0.10 miles - The Boulevard
0.36 miles - Tesco Supermarket
0.37 miles - Sea Front
0.54 miles - Weston Train Station
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Porch
Front door opening into the entrance porch with glazed window to side, tiled flooring, storage cupboard and door to;

Hallway
26'9" x 7'9" max measurements (8.15m x 2.36m max measurements)
Large storage cupboard housing the fuses, part tiled and carpet flooring, radiator, internal glazed window and doors to;

Living Room
22'10" x 14'6" (6.96m x 4.42m)
Two glazed windows to rear and doors opening to the courtyard garden area, radiator and television point.

Kitchen
12'5" x 10'2" (3.78m x 3.10m)
uPVC double glazed window overlooking the front garden, the kitchen is fitted with 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, gas hob with extractor over, mid-height electric oven, freestanding fridge/freezer and washing machine, tiled flooring and radiator.

Bedroom 1
21'6" x 14'4" (6.55m x 4.37m)
uPVC double glazed window to rear, two radiators and tiled flooring.

Bedroom 2
14'1" x 10'1" (4.29m x 3.07m)
Glazed doors opening to the courtyard garden, built-in wardrobes, wall mounted and concealed gas central heating combination boiler and radiator.

Shower Room
White suite comprising of low level W/C, hand wash basin with mixer tap over and shower cubicle, tiled walls and flooring, shaver point, towel radiator and airing cupboard with additional radiator.

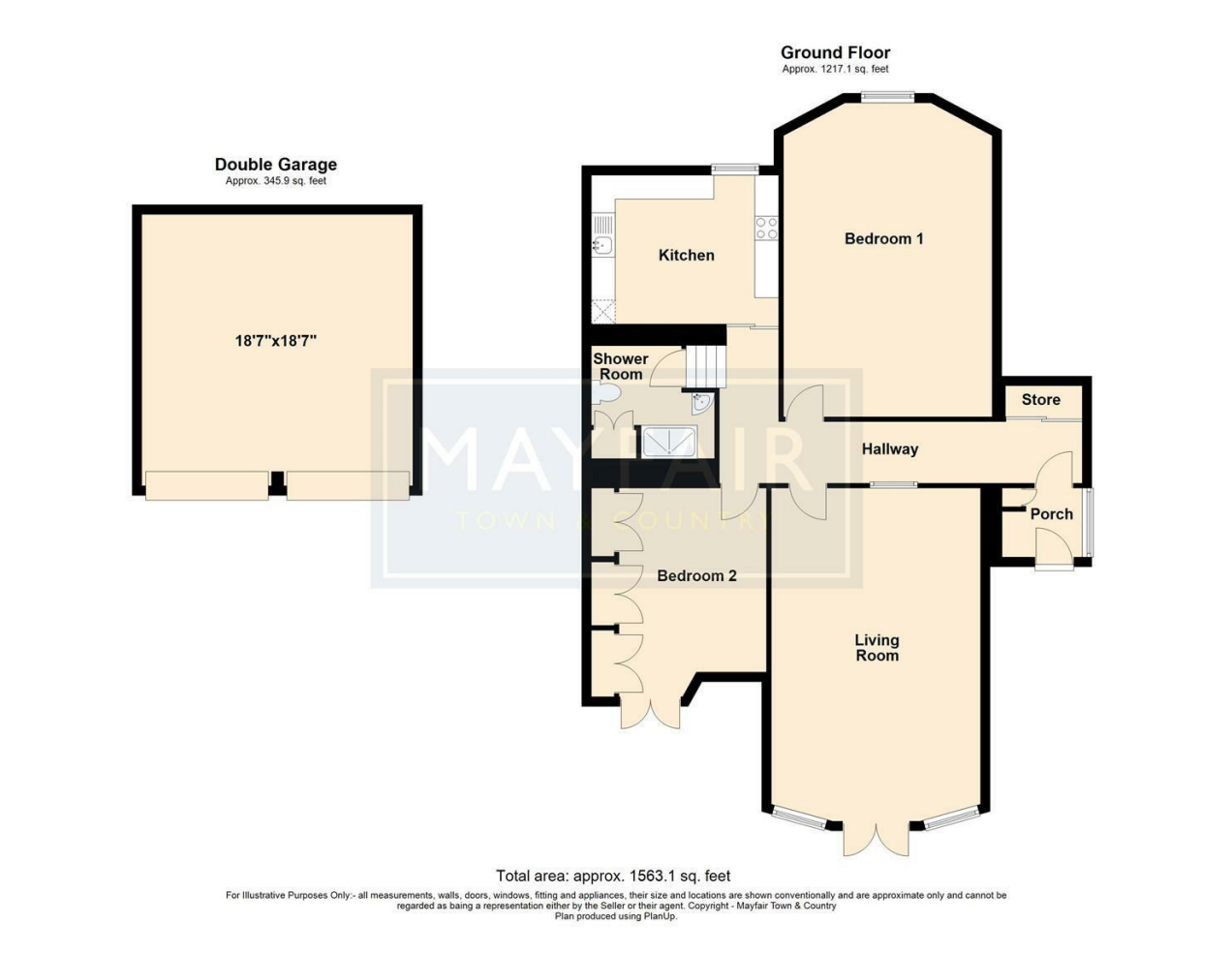
Courtyard Rear Garden
To the rear of the property is the courtyard garden, enclosed by a low level wall with pedestrian gate access to the parking area.

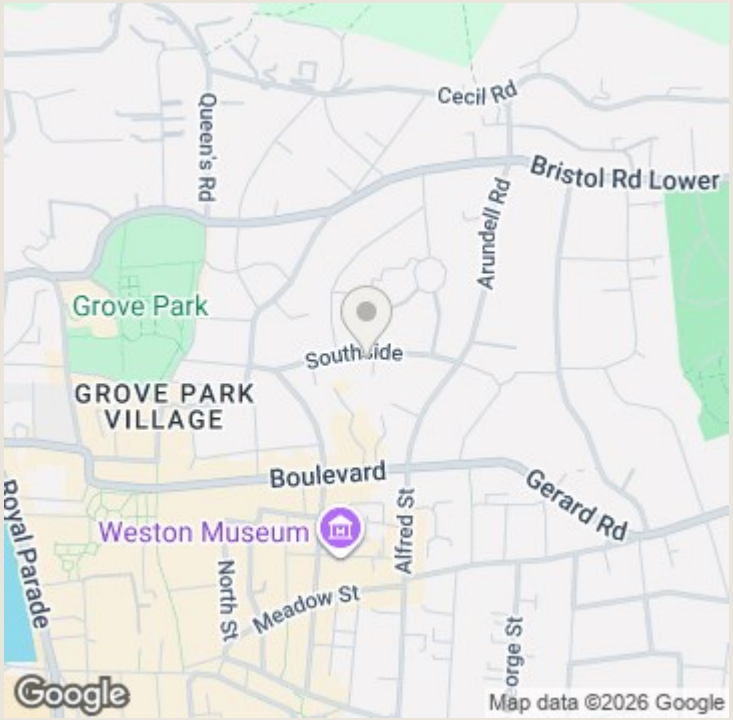
Front Garden
Accessed via the front of the building, the front garden is mostly laid to decorative stones with a shrubbery border.

Double Garage
18'7" x 18'7" (5.66m x 5.66m)
Ideal for storage with two up and over doors, power and lighting. Due to the parking arrangements, we have been advised there is not vehicular access to the garages.

Leasehold Information
We have been advised that a leasehold arrangement is currently being established by a solicitor. They 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 a third.

Material Information
We have been advised of the following;
Council Tax- C
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.





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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