2 WALLISCOTE ROAD SOUTH

Weston-Super-Mare, BS23 4HL

Fixed Price £179,999

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SPACE FOR GARDEN OR OFF STREET PARKING * Modernized throughout, the property has undergone vast improvements under the current owner, including a new kitchen, shower room, composite stable front door and sash windows throughout. Mayfair Town & Country are delighted to bring to the market this flexible ground floor flat, that also offers outside space for a garden or parking - suited to your needs.

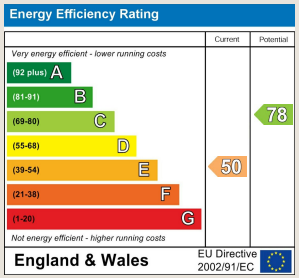
Previously configured as two generous double bedrooms, the property is currently arranged with a spacious lounge and separate dining room, with the dining room having formerly served as the main living area. The well-proportioned kitchen also provides ample space for dining furniture, creating an additional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

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



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.

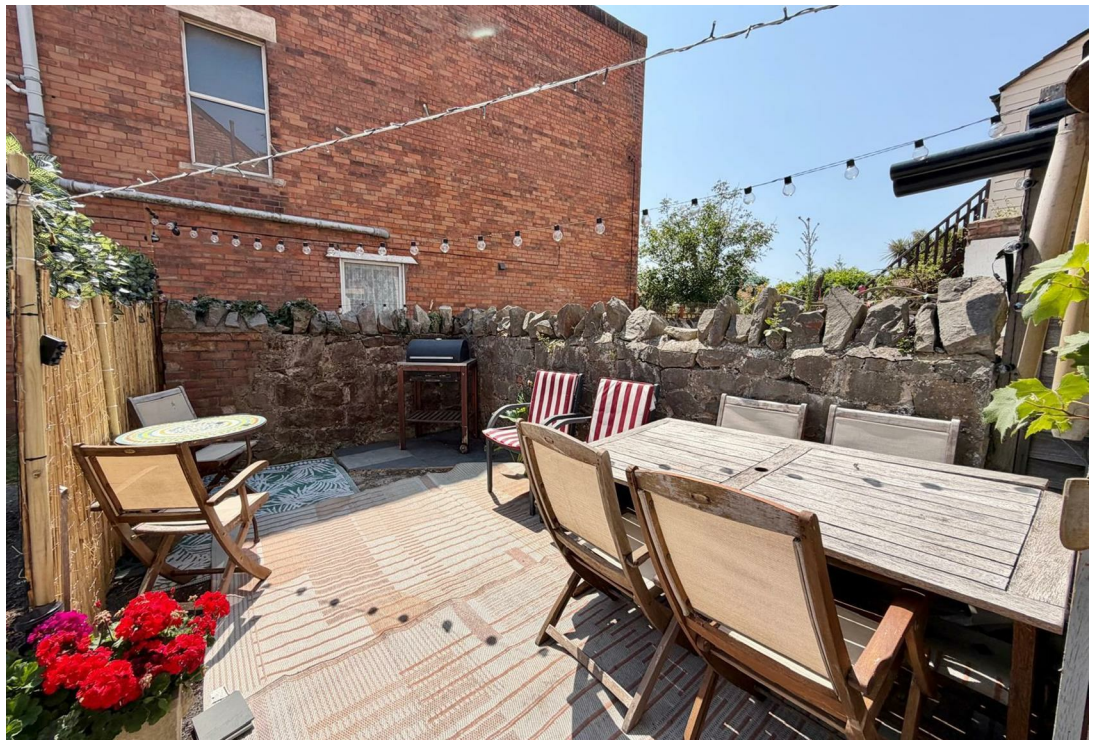
Garden/Parking
A versatile space which is currently mainly used as a garden area, this also doubles as the allocated parking for the property - the prospective buyer can use it as they prefer. There is also a front garden area which belongs to the flat.

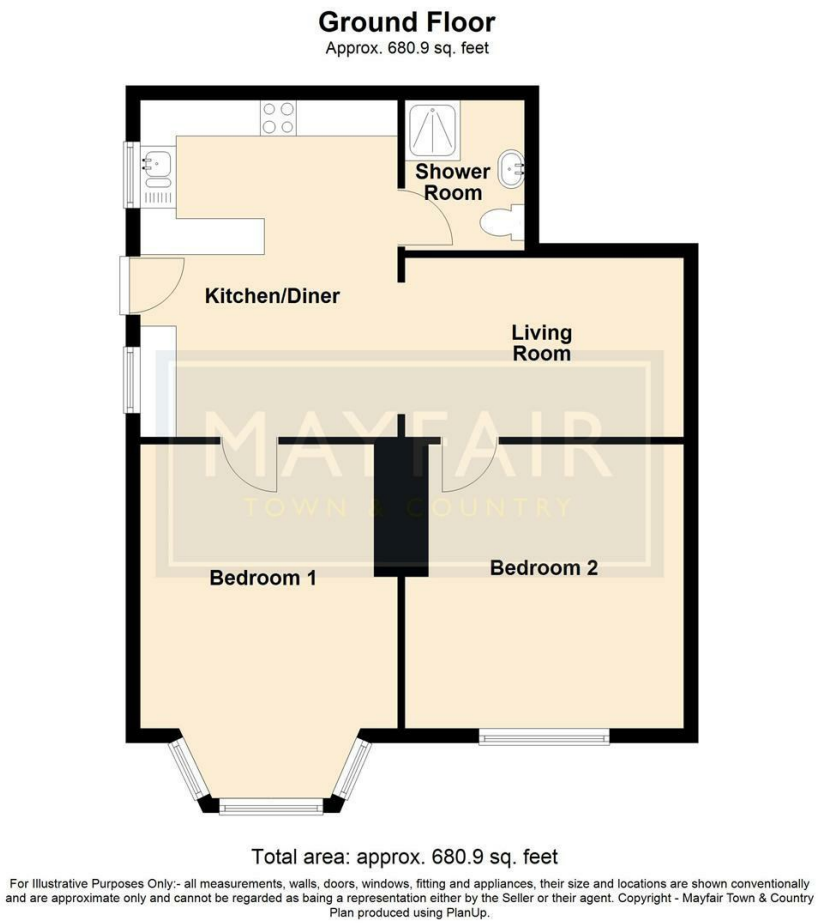
Leasehold Information
We have been advised that a leasehold arrangement is currently being established by a solicitor. The four owners have agreed that the lease terms will consist of a 999-year lease with a peppercorn ground rent, and that maintenance costs are to be £50 per month.

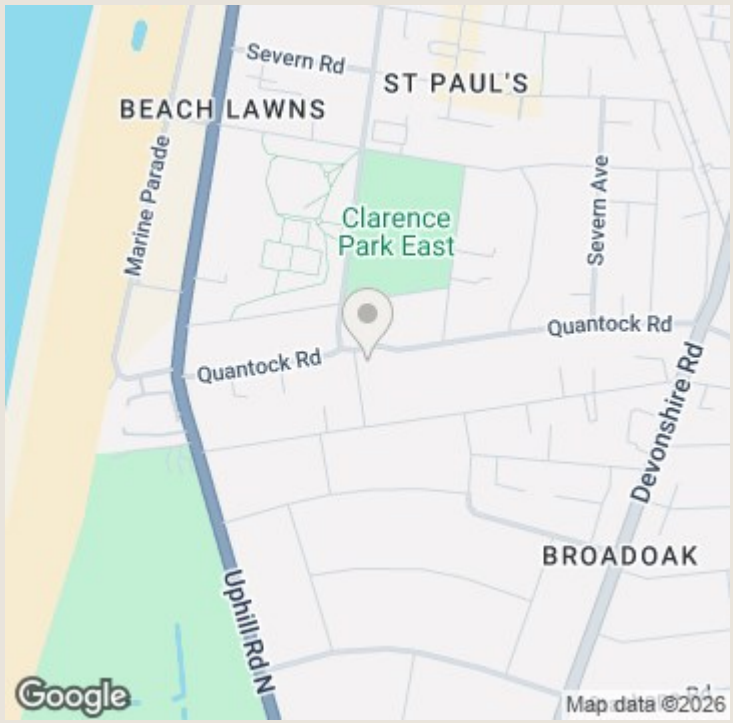
Material Information
We have been advised of the following;
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
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.

F1

KITCHEN







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

01934 515153

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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

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