

gth



FIRST FLOOR FLAT, MANOR FARM, OLDMIXON ROAD, WESTON-SUPER-MARE, SOMERSET, BS24 9PD



# FIRST FLOOR FLAT

MANOR FARM

OLDMIXON ROAD, WESTON-SUPER-MARE,  
SOMERSET, BS24 9PD

*This unique home is located in an elevated position with far reaching views over Weston Super Mare and is offered for sale with NO ONWARD CHAIN*

*Weston-Super-Mare 2 miles*

*Burnham on Sea 8 miles*

Leasehold Guide Price £195,000

## DESCRIPTION

This unique home is located in an elevated position with far reaching views over Weston Super Mare and is offered for sale with NO ONWARD CHAIN. The property features high ceilings giving a great sense of space. Arranged over two floors, the accommodation offers wonderful room sizes, some period features including exposed beams. The property would suit a range of buyers including first time buyers, buy to let landlords.

The external private staircase leads into conservatory which takes advantage of the lovely views. Upon entering the property, you are welcomed by a spacious hallway with doors off to various rooms



including a large utility/store cupboard, which also houses the boiler.

Further into the hallway leads into the open plan kitchen/dining room with a range of base and wall mounted cupboards and drawers, ample worktops, built in hob and cooker and a deep, recessed window. From the dining area there is access into the sitting room which is a light and airy space with fireplace and two windows.

There are two double bedrooms, both with built in wardrobes and large windows. The master bedroom also has a vanity sink. The bathroom is well equipped with a full size bath, sink and WC and a window.

From the hallway, a cottage style latched door leads to an internal staircase onto a first floor landing/study area with access to a bedroom and shower room. The bedroom on this level has a skylight window and eves storage. The shower room features a single shower

cubicle, wash basin and WC.

## SITUATION

The property is located in a quiet residential area with far reaching views over The Mendips and Weston super Mare. There are convenience stores close by as well as local pub and supermarket within approximately 1 mile of the property. In addition there are further facilities in the nearby village of Hutton and the town of Weston super Mare.

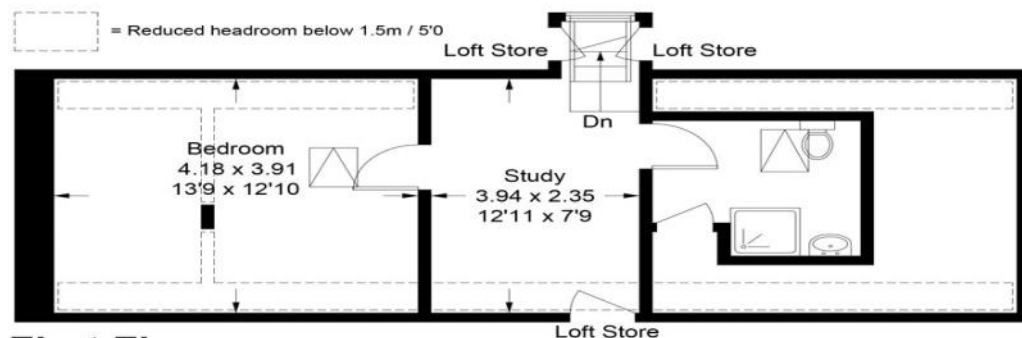
For the commuter the M5 is accessible via A370.

Weston super Mare offers a range of shopping and leisure facilities and has the famous Grand Pier and sea front activities. Throughout the year there are various events that take place on the Beach Lawns from Steam Fairs to Car Shows, and other amusements.

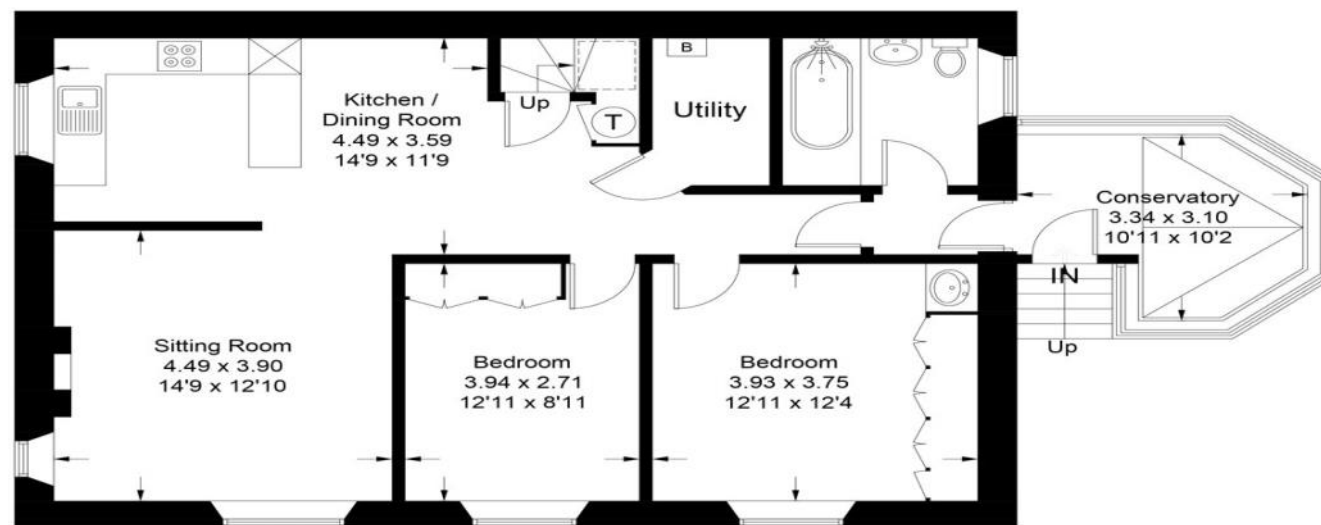
# FFF Upper Manor Farm BPC002185

Approximate Gross Internal Area = 135 sq m / 1453 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075415)

## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

## OUTSIDE

The garden is to the front of the property and comprises lawn with raised beds and stone wall with well-stocked planted borders and wooden fencing providing extra privacy.

## DIRECTIONS

From Weston super Mare Town Centre proceed along the Sea front away from town along Beach Road. Follow the road into Uphill Road North and A370. Continue to the roundabout and turn left onto Broadway and continue passing Tesco Express on your right. At the roundabout continue straight over, then take the first turning right onto Winterstoke Road. At the top of the road turn left onto Oldmixon Road where the property can be found on the left hand side.

## SERVICES

Mains electric, Mains gas, Mains water and drainage

## OUTGOINGS

North Somerset Council Tax Band B

Current ground rent £10

Leasehold 999 years from 1989

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)





The logo for Greenslade Taylor Hunt (gth) is displayed in white lowercase letters on a red rectangular background.

## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

44 High Street, Burnham on Sea

Somerset, TA8 1AZ

Email: [residential.burnham-on-sea@gth.net](mailto:residential.burnham-on-sea@gth.net)

Tel: 01278 782326 | Ref: BUR200016

