

Residential for improvement

40 Clifton Road, Weston-Super-Mare, North Somerset BS23 1BN

***GUIDE PRICE:**

£220,000+++ (plus fees)

Substantial mid-terraced property with potential for flat conversion, use as an HMO, B & B or large family home

This is an extended Victorian house offering five bedrooms, three reception rooms, large kitchen/diner, two bathrooms and a loft room. The property is now in need of modernisation and offers potential for a variety of different uses subject to the necessary consents.

Description:

- Extended Victorian mid terrace house • 5 beds, 3 rec's, kitchen/diner, 2 baths and loft room • In need of modernisation • Rear garden laid mainly to lawn • Rear access from lane • External rear staircase • Potential for flat conversion • Loft room could be extended to create several rooms • Could be used as an HMO or B&B • Could make large family home • Close to seafront • Easy level walk to town centre (All suggested uses subject to the necessary consents being obtained)

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Freehold

Local Authority: North Somerset District Council

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152.

Search Pack Fee: £360 inc VAT payable upon the fall of the gavel/exchange of contracts.

Viewings: To be announced

Energy Performance Certificate (EPC): Current Rating On order