



- 2nd Floor 2 Bedroom Flat
- View Towards The Mendips
- All white good appliances integrated
- Garage and Parking
- EPC Rating C | Council Tax B
- 1 Months Rent + 1 Months Deposit in Advance



Flat 8 The Pinnacle, Maunsell Road, Weston-Super-Mare, North Somerset, BS24 7HX

**Monthly Rental Of**

**Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:**

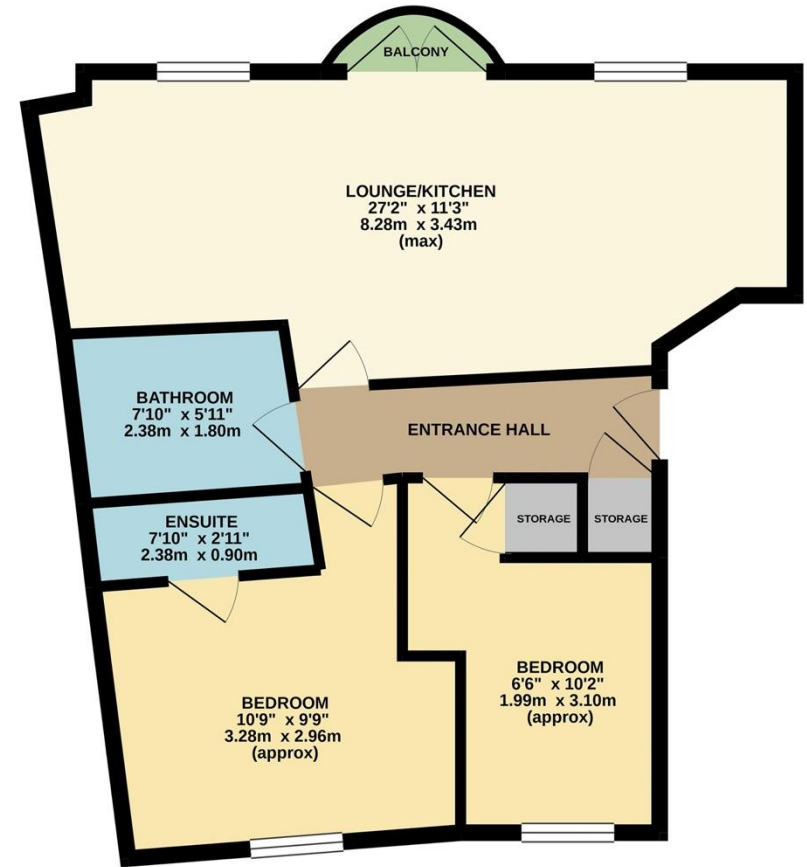
All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Avery have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Avery is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Avery Estate Agents to use as a guide only and cannot be relied upon. Avery assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

4/1/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76   c  | 77   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## Do you have a property to sell or let?

Avery have been matching people with property since 1988 and over the years, have secured an enviable reputation as one of the leading agents in the area and offer unrivalled and well respected experience in the sale of local property.

Please call 01934 614893 or email [sales@averyea.co.uk](mailto:sales@averyea.co.uk) to discuss the marketing of your property!

Avery Estate Agents

01934 614893

[www.averyea.co.uk](http://www.averyea.co.uk)

[sales@averyea.co.uk](mailto:sales@averyea.co.uk)

199 Milton Road, Weston Super Mare, BS22 8EF