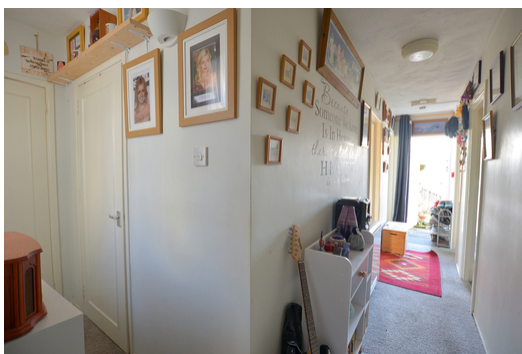




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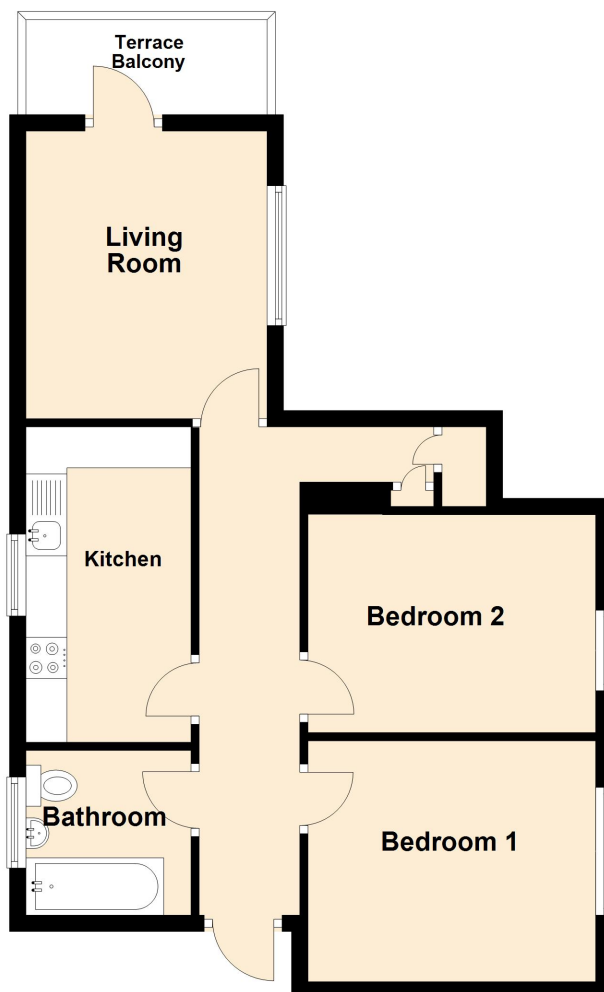
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Description

HOUSE FOX PRESENTS .. This first floor flat has its own private entrance via steps to the rear leading to an entrance hall with doors to all rooms. The living room is to the rear of the property with a door out to a small terrace area. There are 2 useful built-in storage cupboards and 2 double bedrooms. The kitchen offers a range of wall and base units with worktops over, spaces for fridge freezer and inset stainless steel sink/drain. The bathroom consists of a white suite of WC, wash basin and bath with electric shower over. Please note this property is currently tenanted hence not many photos are available; the tenant would like to stay if possible subject to a rent review or could move out if required. Lease is 999 years from 2004. The Management Fee for the communal areas is £720.00 per year

First Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



Total area: approx. 53.4 sq. metres (575.3 sq. feet)

A survey has not been carried out, nor have the services, appliances or fittings been tested. All measurements are approximate and should not be relied upon for furnishing purposes.