

Flat 1, 7 Whitting Road, Weston-Super-Mare, Somerset.

BS23 4ED

£137,500 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This ground floor flat is good sized property close to town/train and offers a good sized bedroom, a spacious living room and a great sized private rear garden to the rear. The property is approached via a shared entrance hall with door access then into the living room. The living room is to the front of the property and is a good size room with a door following to a hallway with storage area and a door to the bedroom and kitchen. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and a door to the rear which leads on to a rear hall and the bathroom which has a white suite of WC, wash basin and bath with shower over. To the rear of the property there is a fairly large garden area mostly laid to paving with a couple of planting areas and a gate to rear to allow access via courtesy lane. PLEASE NOTE - the maintenance is set up on a cross over lease so there is no monthly fee, work is split between the upstairs and downstairs flats as and when needed ... the lease length is the remainder of 999 years from the late 1980's. A great property for first time buyers or investors however this property is in need of some general updating and/or decorating throughout but could be a great buy to let property.

FEATURES

- Ground Floor Flat
- In need of general re-decorating
- One bedroom
- GCH and DG
- No Onward Chain
- Kitchen and Bathroom
- Great sized private garden to rear
- EPC - D
- Council Tax - A



ROOM DESCRIPTIONS

Entrance Hall

Shared entrance hall; door to ground floor flat

Living Room

14' 9" into bay x 11' 6" (4.50m x 3.51m) Radiator; double glazed bay window to front

Bedroom

12' 0" max x 10' 0" max (3.66m x 3.05m) Radiator; window to rear

Kitchen

10' 6" x 8' 9" (3.20m x 2.67m) double glazed window to side; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and a door to the rear

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m) Radiator; window to rear; white suite of WC, wash basin and bath with shower over.

Outside

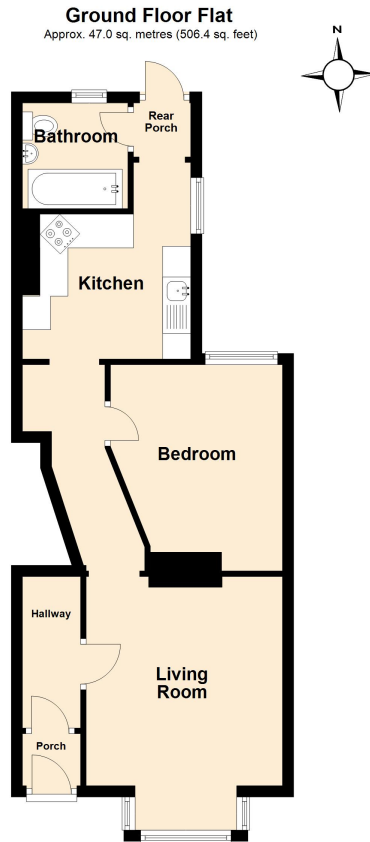
FRONT - Shared small garden space to front mostly for bin storage

REAR - Large garden area mostly laid to paving with a couple of planting areas; gate to rear to allow access via courtesy lane.

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FLOORPLAN & EPC



Total area: approx. 47.0 sq. metres (506.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	