

Carousel Lane, Weston Village, Weston-Super-Mare, Somerset.

BS24 7FE

£170,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSEFOX PRESENTS... If you are a first time buyer or downsizing to a smaller property, you will be very hard pushed to find a better property than this for the money. This superb purpose built top floor flat boasts a very handy and convenient location at the entrance to the Weston Village development. Access to local shops, the motorway and train station are all within easy reach from the flat, as is the town centre.

The property is presented to a very high standard throughout and this is evident from the moment that you arrive. The immaculate accommodation briefly comprises: Generous Entrance Hall, bright open plan Sitting Room/Kitchen with dual aspect, 2 double bedrooms and a very stylish and contemporary refitted Bathroom Room. Outside there are well kept communal gardens and an allocated parking space.

The property has been redecorated throughout including the whites and radiators and the kitchen is furnished with integrated Dishwasher, Washing Machine & Fridge Freezer and Upgraded Vaillant combination boiler. All the window units have been replaced and the property is offered with the benefit of NO ONWARD CHAIN. EPC rating C79

FEATURES

- Top Floor Flat (2nd Floor)
- NO ONWARD CHAIN
- 2 Double Bedrooms
- Off Road Parking
- Redecorated Throughout
- Refitted Bathroom
- Edge of Estate Location
- Convenient Commuter Links
- Ideal First Time Buy
- Open Plan Kitchen/Diner/Living Room



ROOM DESCRIPTIONS

COMMUNAL HALL

Stairs to top floor, door to property opens into:

DOOR TO OUTSIDE VIA INTERCOM OPENS INTO

HALLWAY

Doors to all principle rooms, access to loft space, telephone intercom, 2 storage cupboards, Karndean Flooring.

LOUNGE/KITCHEN AREA

Modern open plan living area with range of fitted kitchen floor and wall units to one wall. Integrated Dishwasher, Washing Machine, Fridge Freezer, Oven, Hob & Extractor. Wall mounted Vailant Boiler, double glazed windows to road elevation and front. Karndean Flooring.

BEDROOM 1

Double room, built in double wardrobe, double glazed window to road elevation, Karndean flooring.

BEDROOM 2

Double Room, double glazed window to road elevation, Karndean flooring.

BATHROOM

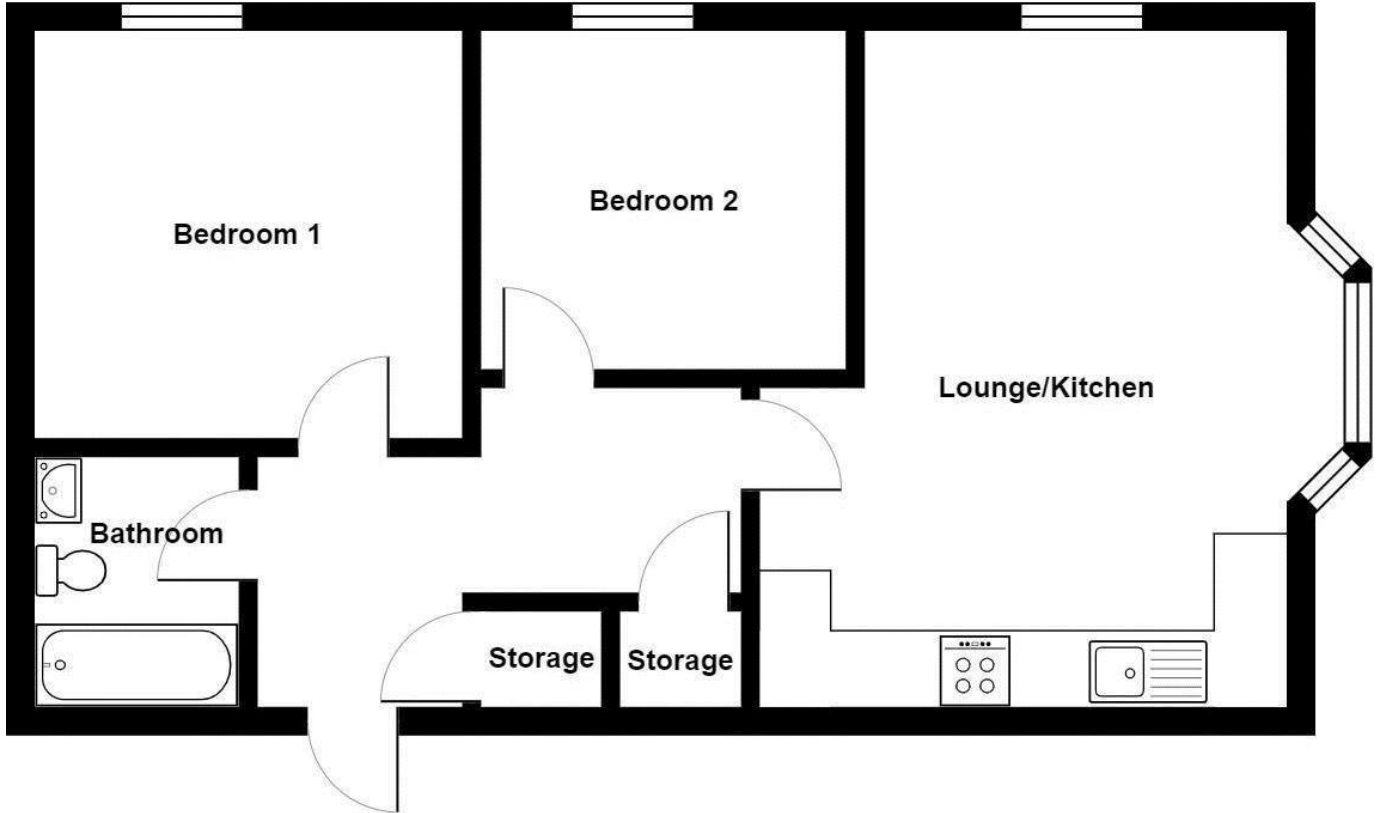
Refitted modern suite comprising, vanity wash hand basin with matching concealed cistern WC, Shower bath with rain effect shower and hand held shower over and screen surround. Tiling to splash backs. Extractor, heated towel rail.

OUTSIDE

Allocated Parking Space, Communal Gardens, Communal Bin store.



FLOORPLAN & EPC



Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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 