

Royal Sands, Weston-Super-Mare, Somerset. BS23 4NH

£375,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... Introducing a stunning 3-bedroom townhouse brought to you by HOUSE FOX, with captivating views overlooking Weston-super-Mare golf course. Nestled in the prestigious gated Royal Sands development, this residence offers a picturesque outlook on the 10th green and is just a short stroll from the beach and seafront.

Meticulously cared for, the property features a hallway, a kitchen/diner with garden access, a lounge with a balcony providing golf course views, a cloakroom, and a bedroom on the first floor. The top floor boasts two additional bedrooms, an en-suite shower room, a family bathroom, and a balcony offering panoramic views. Complete with gas central heating, double glazing, a south-facing enclosed garden, garage, and sizable communal gardens upfront.

This property is an ideal choice for those seeking proximity to a golf course, a swift transaction (no onward chain), and a coastal lifestyle. Don't miss out—contact House Fox estate agents today!

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Town house
- 3 bedrooms
- Views over the golf course
- Minutes walk to the beach
- 2 balconies
- South facing garden
- Bathroom & En-suite shower
- Garage
- EPC- C



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway:

Stairs to the first floor, door to the kitchen/diner.

### Kitchen/diner:

12' 10" x 12' 2" (3.91m x 3.71m) A range of floor and wall units with rolled edge worktop surface over. Inset 1 ½ bowl stainless steel sink with mixer tap. Built in four ring hob with oven under and concealed extractor over. Integrated dishwasher, washing machine, fridge and freezer. Radiator, double glazed window, double glazed door to the garden.

### First floor landing:

Stairs to the top floor

### Lounge:

18' 10" x 12' 3" (5.74m x 3.73m) A lovely South facing room with double glazed window giving views over the golf course, 2 radiators, double glazed window to the balcony

### Balcony:

South facing aspect with views over the golf course

### Bedroom 3:

12' 3" x 9' 10" (3.73m x 3.00m) Double glazed window to the front, radiator

### Cloakroom:

Low level WC, wash hand basin, radiator

### Top floor:

Airing cupboard, radiator

### Master bedroom:

12' 10" x 12' 3" (3.91m x 3.73m) South facing aspect with sliding double glazed door to the balcony and giving views over the golf course and towards Uphill church. Radiator, wardrobe, door to the en-suite

### En-suite:

Shower cubicle, wash hand basin, low level WC, radiator.

### Balcony:

Amazing views over the golf courses, the decking is brand new marine decking

### Bedroom 2:

12' 4" x 9' 10" (3.76m x 3.00m) Radiator, double glazed window to the front

### Family bathroom:

Bath, wash hand basin, low level WC, radiator.

### Garden:

A South facing garden mainly laid to paving, and fully enclosed

### Garage:

An integral garage with up and over door and housing the boiler

### Visitor parking:

To the front of the property is the visitor parking

### Communal gardens:

A large area of lawn with benches, flowers and shrubs.

### Extra Notes:

Fire alarms are wired in.....Water rates £40 a month.....A gas safety check was carried out in May 2022.....Council tax E £242 a month.....The current sellers gas & electric bill is around £215 a month

### Royal Sands:

Royal Sands is a gated development, and to view the property you will need to gain an access code to allow you into the development



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		71	82
		EU Directive 2002/91/EC	