



**George Street  
Weston-Super-Mare  
Somerset  
BS23 3AS**

**Offers in Excess of £125,000**

**bettermove**

# George Street Weston-Super-Mare

Bettermove are proud to present this 2 bedroom duplex flat in Weston-Super-Mare available with no forward chain.

The property benefits from double glazing, gas central heating throughout and could potentially offer off street parking subject to relevant approval. The council tax band is A.

This is a leasehold property with 982 years remaining on the lease; there is no ground rent and there is no service charge.

The interior of this well presented property comprises the private ground floor entrance, a spacious living room, fitted kitchen and the family bathroom the first floor. The second floor has a further bedroom. The exterior boasts a private front garden, perfect for enjoying the summer months.

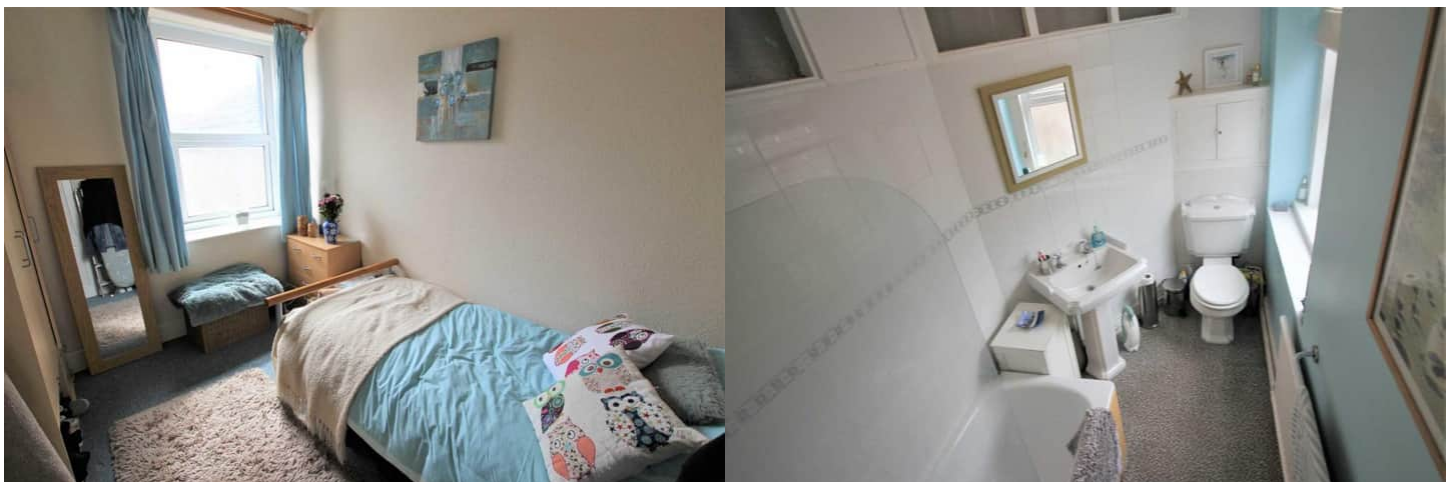
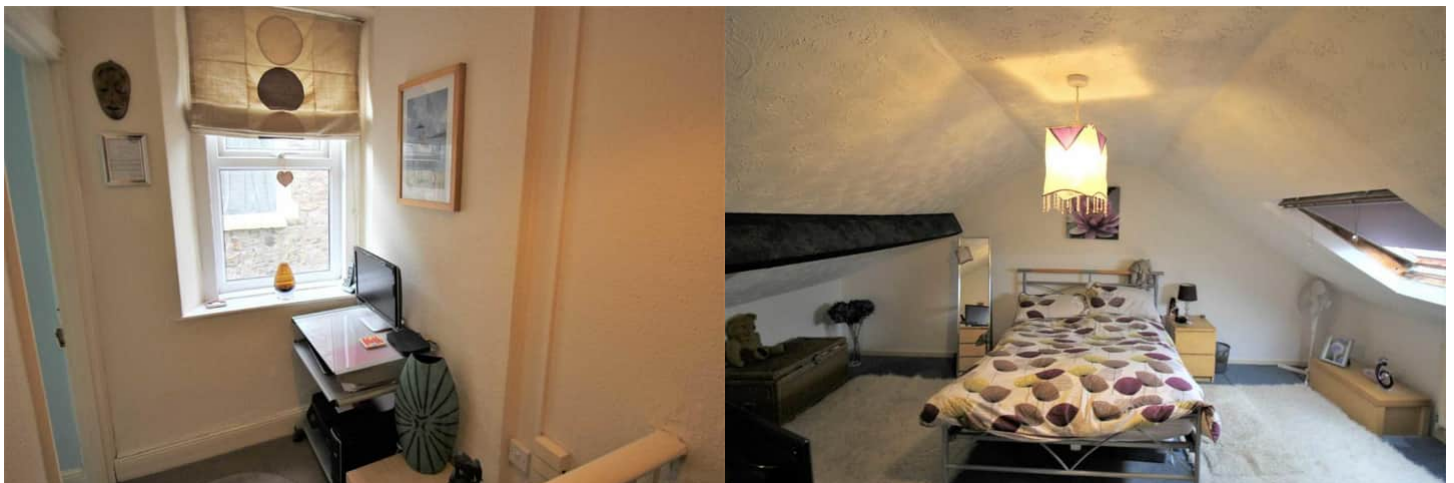
Located in the popular seaside town of Weston-Super-Mare, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Weston-Super-Mare and Western Milton Train Station, the M5 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

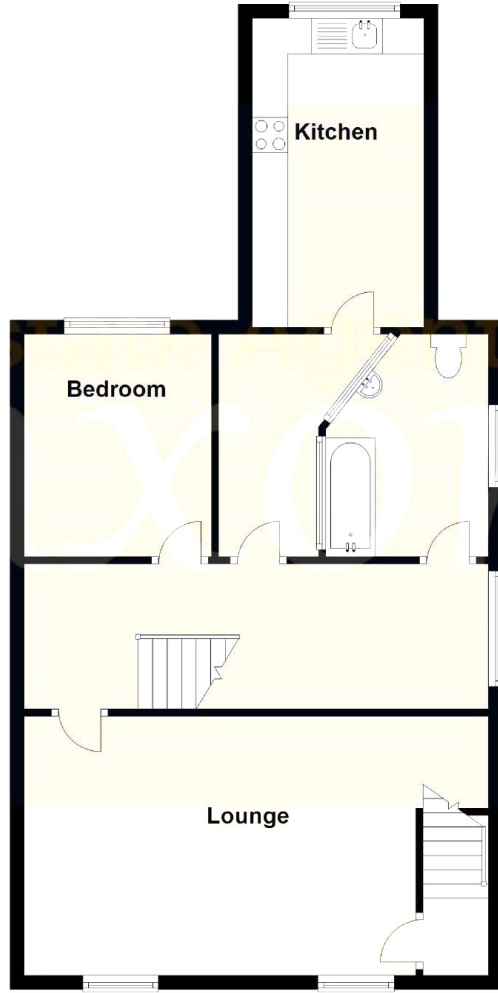
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



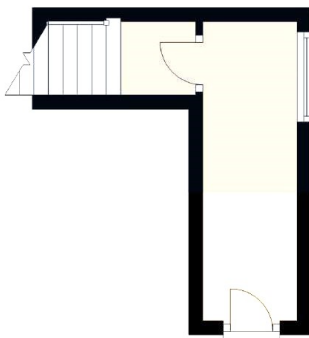
### First Floor



### Second Floor



### Ground Floor



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>	65	72
(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>	EU Directive 2002/91/EC	



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