

Orchard Close, Kewstoke, Weston-Super-Mare, Somerset. BS22  
9XY

£165,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present this impeccably maintained and tastefully updated two-bedroom ground floor apartment, situated in the charming and sought-after area of Kewstoke.

Ideally located within close proximity to scenic woodland walks and the picturesque coastline, this generously proportioned residence offers a welcoming lounge/dining area, a well-appointed kitchen with breakfast space, and two spacious bedrooms - one with a walk-in wardrobe.

The modern, stylish shower room adds to the appeal of this attractive home.

The property further benefits from gas central heating & double glazing & an EPC rating of grade C.

A particularly rare and desirable feature of the property is the inclusion of its own private garden, which offers a high degree of privacy and serene, leafy views of the surrounding woodland.

Ideally suited to first time buyers or somebody looking to downsize, this great flat is sure to attract much attention & we recommend an early viewing.

## FEATURES

- Ground Floor Apartment
- Excellent Order Throughout
- Two Bedrooms
- Modern Kitchen/Breakfast room
- Updated Shower Room
- Super Secluded Private Garden
- Village Location
- Close to Beach & Countryside
- Leasehold - 101 years
- EPC - C



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance

Door to communal entrance hall with intercom.

Door to:

#### Private entrance hall

'L' shape hall with tiled flooring. Radiator. Door to airing cupboard. Doors to all rooms. Wall mounted intercom.

#### Living Room -

Double glazed window to the front elevation. Laminate flooring. Radiator. Coved ceiling. Wall mounted electric fire.

#### Kitchen -

Modern range of contrasting base & eye level units with wood block work surface. Integrated fridge, freezer & washing machine. White 1 1/4 bowl sink & drainer with mixer tap. Feature tiled splash-backs. Built in gas hob with electric oven beneath & extractor over. Tiled flooring. Double glazed french doors opening to rear garden.

#### Bedroom 1 -

Double glazed window to the front elevation. Radiator. Coved ceiling.

#### Bedroom 2 -

Double glazed window to the rear elevation. Radiator. Laminate flooring. Coved ceiling. Archway to walk in wardrobe

#### Shower Room

Ultra-modern walk-in glass shower cubicle housing mains operated shower unit. Wash basin with storage below. Low flush wc. Vertical radiator. Tiled splash areas. Frosted double glazed window to the rear elevation.

### Outside

#### Rear

A real feature of the sale is the super rear garden with access from the kitchen via patio doors to paved lower area with steps to lawned area & further wooden steps to a raised deck also housing a composite shed. All fully enclosed by high fencing with side gated access.

#### Front

Open plan grassed communal area.

### Agents Note

We have been advised the lease extends for a further 101 years with a management fee of £80 per month payable & ground rent of £10 p.a.

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property







FLOORPLAN & EPC

