

13 The View, Weston-Super-Mare, Somerset. BS23 2EB

£375,000 Leasehold

REDUCED



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This high spec 3 bed detached coach house is approached via the lower end of Cecil Road and up a private driveway marked 'The View', under the archway and the property is found to the right hand side. To the ground floor there is the single garage with an up and over door to the front and the property entrance hall has a door to the ground floor bedroom which has a good sized under-stairs cupboard. From here stairs lead to the first floor where there is the rest of the accommodation with a stunning open plan living room area that opens onto a generous balcony suitable for table and chairs for al fresco dining. Open onto the living room is the kitchen which offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, and integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drain. Further to this floor there are 2 more bedrooms, a large built in cupboard to the landing and the family bathroom which offers a white suite of WC and wash basin and a bath with shower over. A really lovely property offered in great decorative order and in well cared-for mini development. Please note there is a Maintenance fee of £1500 per year, a ground rent of £200 per year, and a remaining lease of 142 years.

## FEATURES

- Detached Coach House
- Three bedrooms
- Large balcony off living room
- Extremely well presented throughout
- Garage and parking
- Fantastic open plan living and kitchen area
- Exclusive Hillside location in Weston
- Council tax band - C
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Open Plan Living Room

16' 5" x 15' 8" (5.00m x 4.78m)  
Radiator; Upvc double glazed window to side and patio doors to balcony to front; open to kitchen

### Balcony

15' 7" x 3' 9" (4.75m x 1.14m)  
Glass balustrade and overlooking to front aspect

### Kitchen

9' 3" x 7' 1" (2.82m x 2.16m) Roof window over kitchen area; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, and integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainage.

### Bedroom 1

11' 0" x 9' 4" (3.35m x 2.84m)  
Radiator; Upvc double glazed window to front

### Bedroom 2 (ground floor)

15' 9" x 8' 8" (4.80m x 2.64m)  
Radiator; Upvc double glazed window to front; built in cupboard

### Bedroom 3

12' 4" x 7' 7" (3.76m x 2.31m)  
Radiator; Upvc double glazed window to front

### Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)  
Radiator; Upvc double glazed window to front; white suite of WC and wash basin and a bath with shower over.

### Garage

18' 0" x 9' 5" (5.49m x 2.87m) Up and over door to front; power and lighting

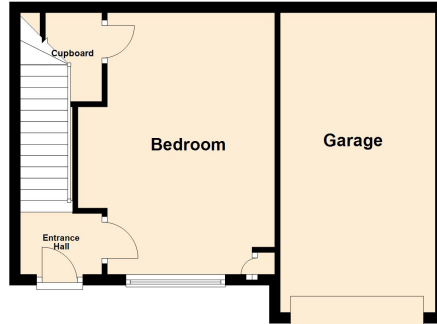
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# FLOORPLAN & EPC

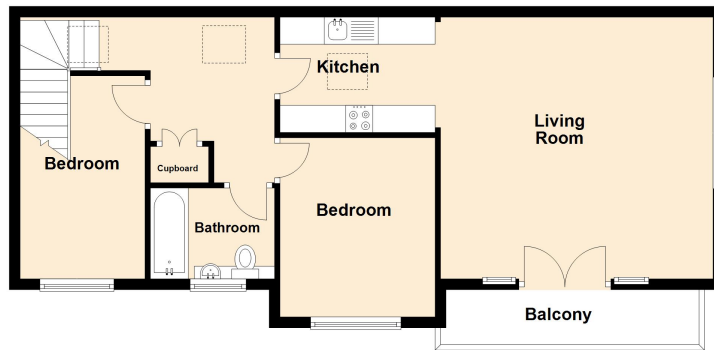
## Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



## First Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.8 sq. feet)

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>	76	76
(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>		EU Directive 2002/91/EC 