

Dragonfly Walk, Weston-Super-Mare, Somerset. BS24 8DH

£188,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox proudly presents... this fantastic first floor apartment situated in the heart of Haywood Village. Boasting 2 double bedrooms, an open plan kitchen/living area, and the added advantage of a balcony off the lounge, this property offers both style and functionality.

Accessed via either the rear parking area or a front door with stairs leading up to the top floor, the apartment's entrance hall welcomes you with doors to all rooms and a convenient store cupboard. The living room seamlessly flows into the kitchen, which features a range of wall and base units, gas hob with extractor hood, electric oven, and ample space for essential appliances. Two sets of French doors open out onto the delightful balcony, offering a perfect spot for relaxation or entertaining.

The apartment comprises two spacious double bedrooms, providing comfortable living spaces for residents. The bathroom is fitted with a white suite comprising WC, basin, and a bath with shower over.

Outside, the rear parking area provides one allocated space, with additional on-street parking available for added convenience. This superb flat is ideally located close to local shops, schools, and bus routes, making it an attractive choice for first-time buyers or investors alike.

Don't miss out on the opportunity to make this fantastic property your own - contact us today to arrange a viewing!

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor apartment
- Great views
- Balcony
- Allocated parking
- Close to shop and bus routes
- Council Tax - Band B
- EPC- B



## ROOM DESCRIPTIONS

### **Open plan kitchen/living**

16' 4" x 20' 7" (4.98m x 6.27m) unusual shape room so measurements are approx - Radiator; Upvc double glazed windows and 2 sets french doors out to 'wrap around' balcony  
Kitchen area offers range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer

### **Bedroom 1**

12' 2" x 10' 0" (3.71m x 3.05m) Radiator; Upvc double glazed window to rear

### **Bedroom 2**

12' 2" x 10' 2" (3.71m x 3.10m) Radiator; Upvc double glazed window to rear

### **Bathroom**

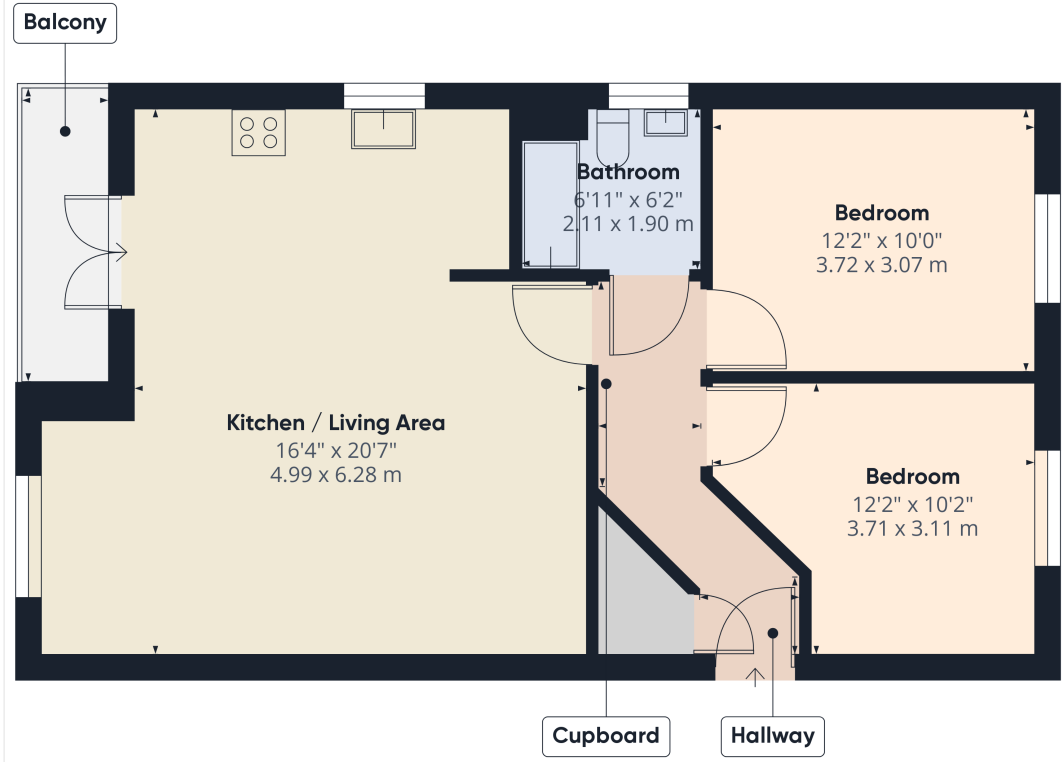
6' 11" x 6' 2" (2.11m x 1.88m) Radiator; Upvc double glazed window to side; white suite of WC, basin and bath with shower over

### **Outside**

Allocated and numbered parking bay to rear for 1.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
708.63 ft<sup>2</sup>  
65.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</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>		EU Directive 2002/91/EC	

