

Whitting Road, Weston-Super-Mare, Somerset. BS23 4ED

£132,500 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This well-maintained first-floor flat is situated in the highly sought-after South Ward area of Weston-super-Mare, offering convenient access to a wide range of local amenities and being just a pleasant 15-minute walk from the town's seafront.

The property has recently undergone redecoration throughout and benefits from newly fitted carpets, creating a fresh and welcoming living environment for the next owner. The accommodation is well laid out and comprises a split-level landing, a comfortable lounge providing ample space for relaxing and entertaining, two bedrooms, and a bathroom.

Additional features include double glazing and gas central heating, ensuring comfort and efficiency all year round. Offered for sale with no onward chain, this property presents an excellent opportunity for a first-time buyer looking to step onto the property ladder or for an investor seeking a ready-to-let home in a popular residential location.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor flat
- 2 bedrooms
- New carpets
- Recently decorated
- No onward chain
- Double glazing
- Gas central heating
- EPC-tbc



## ROOM DESCRIPTIONS

**Communal front door to the communal hallway**

**Communal hallway**

Door to the flat, stairs rising to the first floor

**Split level landing**

**Lounge:**

3.69m x 3.06m (12' 1" x 10' 0") Double glazed window, lounge

**Kitchen:**

2.66m x 1.54m (8' 9" x 5' 1") Sink unit, floor and wall units, double glazed window, radiator, extractor hood

**Bedroom 1:**

3.62m x 3.06m (11' 11" x 10' 0") Radiator, double glazed window, cupboard

**Bedroom 2:**

Radiator, double glazed window, cupboard

**Bathroom:**

Shower cubicle, wash hand basin, heated towel rail, double glazed window WC





FLOORPLAN & EPC

