

First Floor Flat, Malvern Road, Weston-Super-Mare, Somerset.

BS23 4DF

Offers in Excess of £200,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this two bedroom first floor apartment with personal ground floor entrance.

Presented in good order throughout the spacious accommodation consists entrance Hall rising to first floor Landing with all rooms off: Living room, modern/kitchen/diner, two bedrooms - one with front facing balcony off, bathroom & separate WC.

Outside to the rear of the property with steps down from kitchen/diner a super garden mostly laid to stone chip with a single garage to the rear.

Malvern Road is situated in a level location within reach of Clarence Park, Weston golf course and sea front. A regular bus service provides access into Weston town where a wider range of facilities are available these include indoor Sovereign shopping centre, banks, restaurants, cinema, theatre, sea front, beach lawns and Grand Pier.

HouseFox recommend an early viewing of this super property to fully appreciate both internally & externally.

FEATURES

- First Floor Maisonette
- Two Bedrooms
- Rear Garden
- Garage
- Balcony
- Popular Tree Lined South Ward Location
- Spacious & Flexible Accommodation
- Advised Share of Freehold
- EPC - D
- Council Tax - Band B



ROOM DESCRIPTIONS

Ground Floor Entrance

Shared front door opening to Hall with personal door and stairs rising to first floor Landing.

Landing

Doors to all rooms, loft access, electric heater.

Living Room

Front facing box bay windows. Wood effect laminate flooring, electric heater.

Kitchen/Diner

Modern fitted kitchen in a striking red colour with inset sink & drainer, oven & hob with extractor hood over. Space for washing machine & vertical fridge freezer, window to rear aspect. Ample space for a large dining table & chairs. Door to metal staircase leading to garden. Wood effect laminate flooring.

Bedroom One

Large double bedroom with rear facing window. Electric heater. Wood effect laminate flooring.

Bedroom Two

Glazed door leading to balcony. Electric heater.

Shower Room

Double walk-in shower with glass surround. Feature floating wash hand basin. Tiled splash-backs & flooring. Obscure window.

Cloakroom

Low level WC, obscure window.

Rear Garden & Garage

Mostly laid to stone chip with pathway leading to garage & rear gate. Part stone chip areas. Metal staircase to first floor access to property.

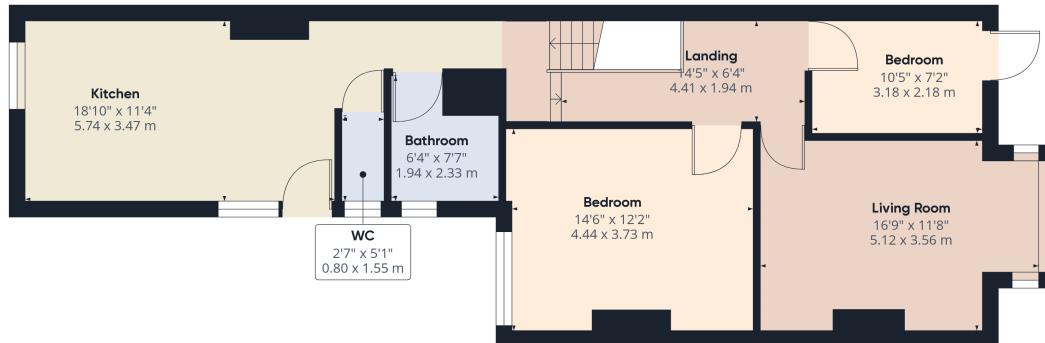
Room Measurements & Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Approximate total area
810.21 ft²
75.27 m²

(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.

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