

Hamilton Road, Weston-Super-Mare, Somerset. BS23 2DH

£227,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Discover a delightful two-bedroom garden flat nestled in the highly sought-after Weston hillside on Hamilton Road. This beautiful residence offers a blend of comfort, convenience, and style, perfect for those seeking a serene yet connected living experience. The property boasts a private driveway, ensuring secure parking and ease of access. Step outside to enjoy the expansive south-facing garden, a perfect oasis for relaxation and outdoor activities. Additionally, there is a quaint rear courtyard, offering an intimate space. Upon entering through your own private entrance, you are welcomed into a well-appointed kitchen. The kitchen provides easy access to the courtyard, seamlessly blending indoor and outdoor living spaces. Adjacent to the kitchen is a spacious living room, ideal for unwinding or hosting gatherings. From the living room, step into the charming dining area, designed for both casual meals and formal dinners. The flat features two generously sized bedrooms, providing ample space for rest and privacy. There is also a smaller room currently utilized as an office, perfect for remote work or study. Completing the layout is a modern bathroom, equipped with all necessary amenities to ensure comfort and convenience.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Garden Flat
- Two Bedrooms
- Rear Courtyard
- Front Gardens
- Private Driveway
- Weston Hillside Location
- Council Tax Band - C
- Maintained to a High Level
- Gas Central Heating



## ROOM DESCRIPTIONS

### Entrance

Driveway leading to main door opening through to;

### Kitchen

14' 0" x 9' 9" (4.27m x 2.97m) Range of wall to base units inset sink and drainer with mixer taps over, space and plumbing for dish washer, space for fridge freezer, doors opening to small utility area with space and plumbing for washing machine and wall mounted boiler, door opening to rear courtyard, radiator.

### Living Room

13' 0" x 16' 8" (3.96m x 5.08m) UPVC double glazed window to front aspect, window shutters, radiator and fireplace.

### Inner Hallway/Dining Area

17' 0" x 7' 3" (5.18m x 2.21m) Doors to all bedrooms and bathroom, radiator.

### Bathroom

7' 0" x 9' 10" (2.13m x 3.00m) UPVC double glazed obscure window to side aspect, low level WC, pedestal wash hand basin, bath with hand held shower attachment, fully enclosed corner shower with fitted attachment, radiator and storage cupboard.

### Bedroom One

14' 0" x 9' 1" (4.27m x 2.77m) UPVC double glazed french obscure doors opening to front aspect, built in range of wardrobes and drawers, radiator.

### Bedroom Two

11' 0" x 8' 7" (3.35m x 2.62m) UPVC double glazed window to side aspect, radiator.

### Office Room

14' 0" x 4' 10" (4.27m x 1.47m) Small window to front aspect, storage cupboards.

### Rear Courtyard

Sheltered courtyard area with access to private sheds and flooring laid to decking.

### Front Garden

Garden laid to shrubs and stone chippings, south facing and private pathway leading to side with access to more space.

### Parking

Private driveway for parking for one to two cars







FLOORPLAN & EPC

