

Maunsell Road, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7HX

£190,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A modern first-floor apartment, presented in excellent condition throughout, this distinctive home offers both style and practicality, making it an ideal choice for first-time buyers, downsizers, or investors alike. Thoughtfully designed and well maintained.

Upon entering, a central hallway creates an immediate sense of flow, with doors leading to all principal rooms and establishing a welcoming first impression. The heart of the home is the impressive South-West facing open-plan lounge, dining, and kitchen area. Bathed in natural light throughout the afternoon and evening, this versatile space is perfect for both everyday living and entertaining guests. The layout allows for clearly defined seating and dining areas, while the kitchen is well-positioned to remain sociable and functional. The apartment features two bedrooms, offering flexibility for a variety of lifestyles. The main bedroom benefits from its own en-suite shower room, providing added convenience and a touch of luxury, while the second bedroom is ideal as a guest room, home office, or additional living space. A modern family bathroom serves the remainder of the property and is finished to a high standard.

Externally, the property continues to impress with a balcony, offering a pleasant spot to sit out, relax, and enjoy some fresh air — particularly appealing during warmer months. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. In addition, the apartment boasts a larger-than-average garage, providing excellent storage or secure parking, a rare and valuable feature for a property of this type. Overall, this is a superb opportunity to acquire a stylish, well-appointed apartment in move-in ready condition, offering a balanced combination of modern living, space, and convenience.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor modern apartment
- 2 bedrooms
- Balcony
- Bathroom and en-suite shower room
- Larger than average garage
- Fantastic open plan Lounge/diner/kitchen
- Gas central heating
- Double glazing
- EPC-C



## ROOM DESCRIPTIONS

### **Communal door to the communal hallway**

### **Communal hallway:**

Stairs to the first floor, entry security system

### **Door to the apartment**

### **Hallway:**

Cupboard housing the boiler, doors to the lounge, bathroom and bedrooms

### **Lounge/Diner/Kitchen:**

8.15m x 3m (26' 9" x 9' 10") A fantastic open plan living area....KITCHEN: Sink unit, floor and wall units, built in oven and hob with extractor over, plumbing for washing machine, integrated fridge/freezer, spotlights, double glazed window. DINING AREA: Floor to ceiling double glazed window over looking the communal garden. LOUNGE AREA; Radiator, double glazed window

### **Bedroom 1:**

3.18m x 2.97m (10' 5" x 9' 9")  
Radiator, double glazed doors to the balcony, door to the en-suite

### **Balcony:**

5.20m x 0.93m (17' 1" x 3' 1")  
Wooden decked flooring, metal balustrade, with outlook to the front

### **En-suite shower room:**

Shower cubicle, WC, wash hand basin

### **Bedroom 2:**

3.16m x 2.59m (10' 4" x 8' 6")  
Radiator, double glazed window

### **Bathroom:**

Bath, WC, wash hand basin, radiator, double glazed window

### **Garage and Parking:**

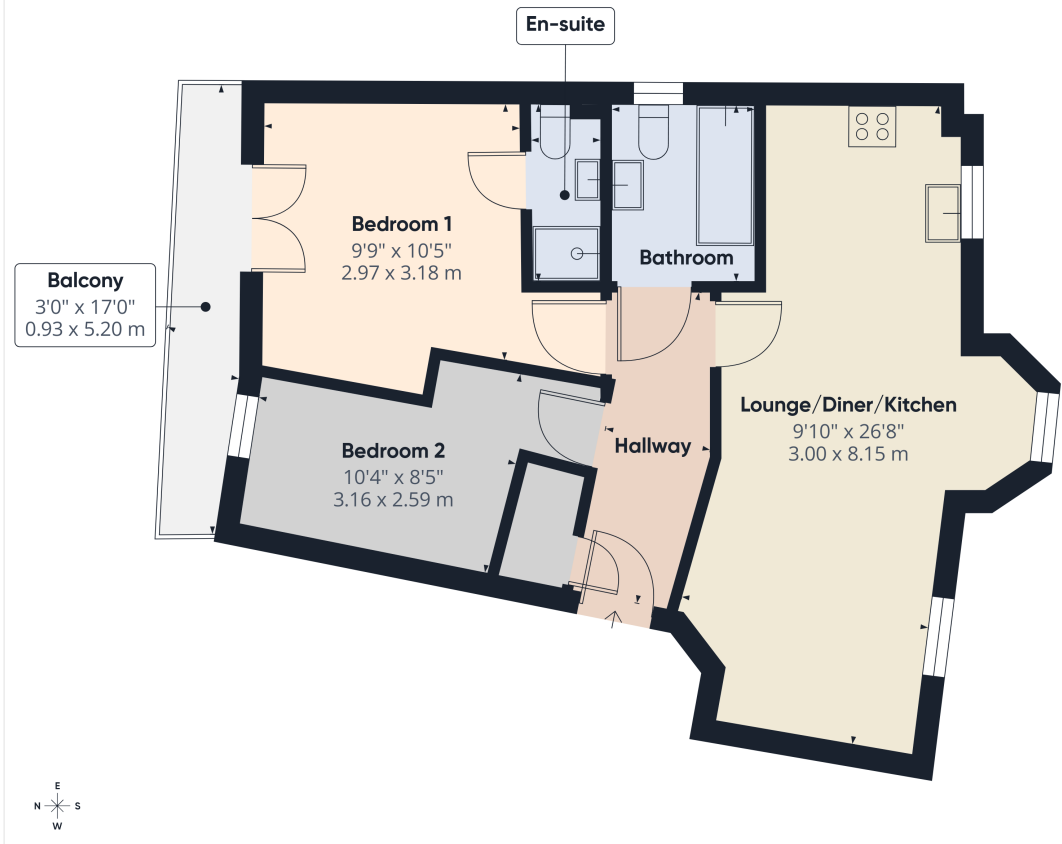
The GARAGE is larger than average, plus you can park a car in front of the garage

### **Communal gardens:**

To the rear of the property, is an area of communal garden, laid to lawn



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
 587 ft<sup>2</sup>  
 54.5 m<sup>2</sup>

Balconies and terraces  
 48 ft<sup>2</sup>  
 4.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>74</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	

