

**Kew Road, Weston-Super-Mare, Somerset. BS23 2NR**

**£280,000 Leasehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This stunning and spacious ground floor flat is a must see offering 2 bedrooms, a great living room overlooking the private front garden, garage and parking. The property is approached via the shared driveway to the side of the building and there is a lovely tiled open storm porch area with wood pillars and detailing and a pathway leading to the front garden. The entrance porch then leads into the entrance hall of this lovely flat with doors to all rooms. The living room is a generous and high ceilinged room with cornicing and picture rails and with a bay window to the front overlooking the front garden. The kitchen offers a range of wall and base units with worktops over, gas hob with eye level electric oven, space for dishwasher, integral washing machine and fridge freezer, inset white ceramic sink/drainers, a breakfast bar area and 3 built in cupboards (even one with steps up to a loft storage area). There are 2 bedrooms, both doubles, with bedroom 1 having an amazing bay window to the side and bed 2 having a useful loft storage area. The fully tiled family bathroom offers a white suite of WC, wash basin and large walk in shower. Outside to the front there is the private garden which belongs to this property which has a raised seating area with pergola, steps and paving down to a lawned garden area with hedge and shrub borders. To the rear of the property there are the garages with this property owning the one to the far left with an up and over door to the front.

## FEATURES

- Stunning ground floor apartment
- Two bedrooms
- Great size rooms throughout
- Large and private garden to front
- Garage & Parking
- Lots of storage areas
- EPC - TBA
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entry Porch

8' 2" x 5' 3" (2.49m x 1.60m) Storm porch area leads into the entrance hall with window to side. Storage and seating; radiator

### Entrance Hall

10' 3" x 7' 1" (3.12m x 2.16m) Doors to all rooms

### Living Room

19' 8" x 16' 0" (5.99m x 4.88m) Radiator; Upvc double glazed bay window to front garden

### Kitchen

14' 6" x 7' 5" (4.42m x 2.26m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with eye level electric oven, space for dishwasher, integral washing machine and fridge freezer, inset white ceramic sink/drain, a breakfast bar area and 3 built in cupboards (even one with steps up to a loft storage area).

### Bedroom 1

15' 5" x 8' 8" (4.70m x 2.64m) Radiator; Upvc double glazed bay window to side

### Bedroom 2

10' 2" x 6' 6" (3.10m x 1.98m) Radiator; Upvc double glazed window to rear; door to 'loft' store area

### Bathroom

7' 0" x 5' 5" (2.13m x 1.65m) Towel radiator; fully tiled family bathroom offers a white suite of WC, wash basin and large walk in shower.

### Outside

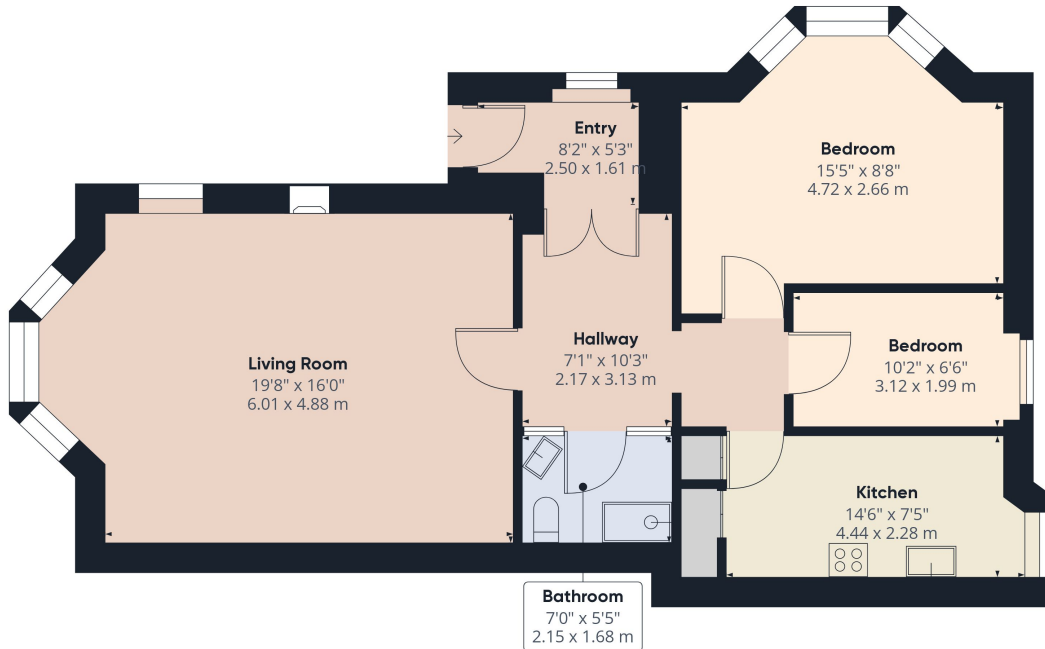
FRONT - Outside to the front there is the private garden which belongs to this property which has a raised seating area with pergola, steps and paving down to a lawned garden area with hedge and shrub borders.

REAR - To the rear of the property there are the garages with this property owning the one to the far left

GARAGE - with an up and over door to the front and measuring approx 15' x 8'



# FLOORPLAN & EPC



Approximate total area<sup>1</sup>  
884.42 ft<sup>2</sup>  
82.17 m<sup>2</sup>

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

