

41b Boulevard, Weston-Super-Mare, Somerset. BS23 1PG

£300,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This beautifully presented three-bedroom first floor flat is ideally situated on the sought-after Boulevard in Weston-super-Mare. Offering a rare combination of spacious living, private outdoor space, and off-road parking, this property is perfect for buyers seeking comfort, convenience, and character. Accessed via its own private entrance at the rear, the flat welcomes you with a generous entrance hall, leading up to a substantial landing that sets the tone for the rest of the property. From here, you'll find access to all main rooms, including a large and inviting living room – perfect for relaxing or entertaining guests. The separate kitchen/diner is well-sized and ideal for both everyday meals and more formal dining occasions. The flat also boasts three bedrooms, providing ample space for a growing family, guests, or even a home office. A well-appointed bathroom completes the internal accommodation. Externally, the property benefits from a private, enclosed rear garden – a fantastic feature rarely found with flats in this area – as well as off-road parking to the front, offering practical day-to-day convenience. Just a short distance from Weston's iconic sea front, the location strikes the perfect balance between accessibility and peace. Positioned far enough back from the main bustle to remain tranquil, yet close enough to enjoy all the local amenities, cafes, and scenic seaside charm that the town has to offer.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Outstanding First Floor Flat
- Three Bedrooms
- Open Plan/Living Room Kitchen/Diner
- Private Enclosed Garden
- Allocated Parking to Front of Property
- Close to Local Amenities
- Close to Weston Sea Front
- EPC - C
- Council Tax Band B



ROOM DESCRIPTIONS

Gated side Entrance

This will lead into the rear garden which then you will have access to your main front door opening through to;

Entrance Hall

This will lead through to the inner doorway which then you will have access via stairs up to;

First Floor Landing

Superb bit of space with access to all rooms including, the living areas, three bedrooms and bathroom.

Kitchen/Dining Room

13' 6" x 15' 7" (4.11m x 4.75m) Beautiful spacious kitchen/diner which has sash windows to front aspect. A range of wall and base units make up the kitchen including an integrated sink and drainer with mixer taps over, an integrated oven and hob above with extractor fan, you will also have space and plumbing for a washing machine, space and plumbing for a dish/washer and also integrated fridge/freezer, The kitchen also boasts a breakfast bar, space for a dining room table and also a radiator is located under the window. Opening through to;

Living Room

12' 0" x 14' 2" (3.66m x 4.32m) Sash windows to front aspect, feature fire place and a radiator make up the rest of the living room with space for furniture.

Bedroom One

18' 8" x 12' 1" (5.69m x 3.68m) UPVC double glazed sash windows to rear aspect, radiator.

Bedroom Two

9' 10" x 12' 3" (3.00m x 3.73m) UPVC double glazed sash windows to rear aspect, radiator.

Bedroom Three

12' 8" x 6' 5" (3.86m x 1.96m) UPVC double glazed window to front aspect, radiator.

Bathroom

8' 5" x 8' 9" (2.57m x 2.67m) Two UPVC double glazed obscure sash windows to rear aspect, low level WC, pedestal wash hand basin and panelled bath with shower screen and shower over, heated towel rail.

Rear Garden

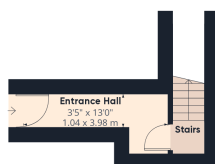
A fully enclosed rear garden mainly laid to patio with stone chippings to the side, you also have a summer house and a brick built shed, a side gate will then take you to the front of the property which give you have access to;

Off Road Parking

Secure off road parking to the front



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area^m
1015.27 ft²
94.32 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

