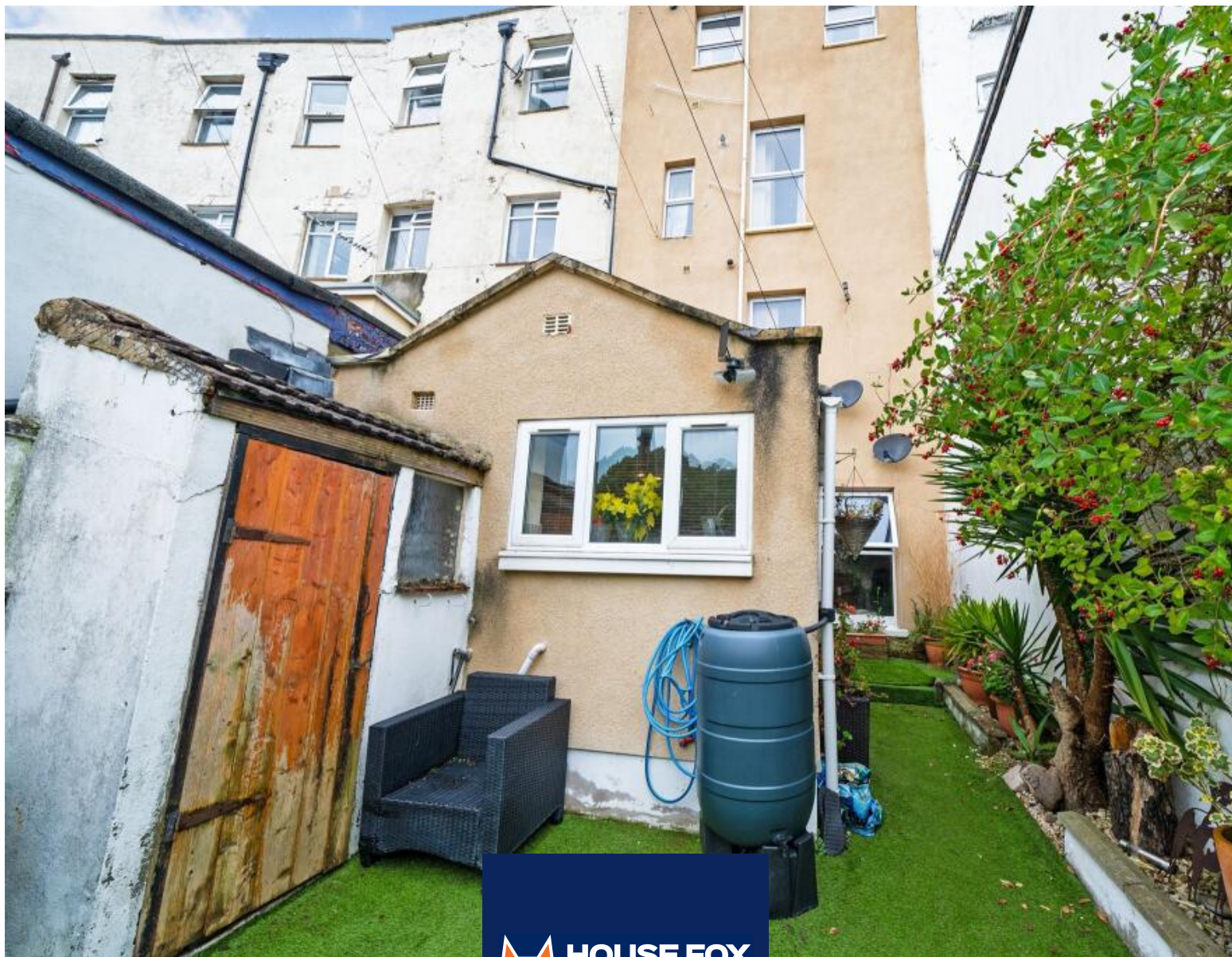


Raglan Place, Weston-Super-Mare, Somerset. BS23 2DU

£215,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the peaceful Raglan Place, this delightful two-bedroom garden flat offers a wonderful blend of spacious living and convenient access to all that Weston-super-Mare has to offer. Perfectly positioned within walking distance of the town centre and the scenic seafront, this flat is ideal for those seeking a relaxed coastal lifestyle while still being close to amenities. The property features two generous double bedrooms, offering ample space for comfort and relaxation. In addition, there's a separate study – perfect for those working from home or in need of an extra room for hobbies or storage. The flat also boasts a fantastic-sized basement, providing excellent potential for additional storage or even further development, subject to necessary consents. One of the highlights of this charming flat is the private courtyard garden, offering a peaceful outdoor space to enjoy your morning coffee or unwind after a long day. Whether you're a gardening enthusiast or simply want a secluded spot to relax, this garden is sure to impress. Overall, this lovely flat offers spacious and flexible accommodation in a prime location.

## FEATURES

- Lovely Ground Floor Garden Flat
- Two Double Bedrooms & Study
- Private Courtyard Garden
- Close to Town Centre & Sea Front
- Great Size Basement
- Lovely Kitchen
- Own Private Entrance
- Modern Kitchen



## ROOM DESCRIPTIONS

### Entrance

Private entrance opening into;

### Private Rear Courtyard

Astro turf, well-established flower beds and borders, boundary wall, and an access hatch to the basement, door through to;

### Kitchen

14' 2" x 8' 2" (4.32m x 2.49m) A selection of wall and base units with a worktop above, double-glazed rear window, tiled flooring, and tiled splashback. Features include a gas hob with an oven and extractor hood, a stainless steel sink with drainer and mixer tap, space for a freestanding fridge/freezer, and a combi boiler. Leading to:

### Living Room

18' 2" x 12' 9" (5.54m x 3.89m) A large double-glazed window overlooking the rear garden, complemented by charming wooden shutters, a radiator, and a distinctive feature fireplace.

### Study

9' 4" x 7' 7" (2.84m x 2.31m) Stairs leading to basement, radiator.

### Bedroom

16' 0" x 9' 5" (4.88m x 2.87m) Window to front aspect

### Bedroom

W16' 0" x 9' 7" (4.88m x 2.92m) Window to front aspect

### Bathroom

Panelled bath with shower screen and shower attachment, low level WC, pedestal wash hand basin and heated towel rail.

### Basement

Approx 33.7 sq metres, lighting and power, access via the study or courtyard garden and has been separated into usable rooms.







# FLOORPLAN & EPC

