



**HOUSEFOX.CO.UK**

Full estate agency service at online prices

e: [sales@housefox.co.uk](mailto:sales@housefox.co.uk) | w: [www.housefox.co.uk](http://www.housefox.co.uk)



**9 Grove Park Road, Weston-Super-Mare, Somerset, BS23 2LW**

**£185,000**

01934 314242 01275 404601 01278 557700

Viewings strictly by appointment



**HOUSEFOX.CO.UK**

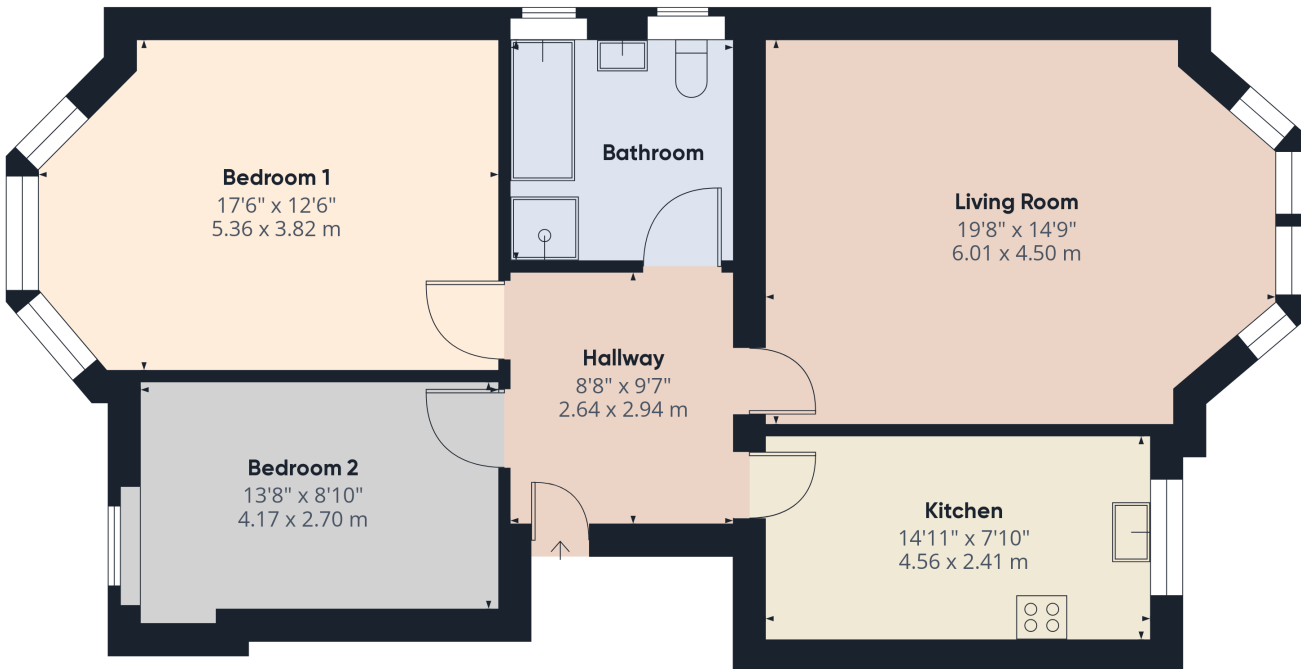
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	2018

### Description

HOUSE FOX ESTATE AGENTS PRESENTS.....A large first floor apartment close to Grove Park, and within 5-10 minute walk of the sea front, shops, cafes, restaurants, bars and beach.

The apartment offers great size rooms to include hallway, 19ft x 14ft living room with feature bay window, 2 double bedrooms, 14ft kitchen, nice size bathroom with bath and separate shower cubicle, plus gas central heating (boiler replaced in 2023), double glazing and communal parking

So if you want to be set on Weston Hillside, yet close to the amenities, then look no further and book into view this large first floor apartment by calling House Fox Estate Agents today



Approximate total area<sup>0</sup>  
884.9 ft<sup>2</sup>  
82.21 m<sup>2</sup>

(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

A survey has not been carried out, nor have the services, appliances or fittings been tested. All measurements are approximate and should not be relied upon for furnishing purposes.