

Quantock Road, Weston-Super-Mare, Somerset. BS23 4DW

£157,000 Leasehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX PRESENT.....This spacious and light first floor flat is offered in great decorative order and is located on a popular and quiet road a short way from the beach and town, offering 2 bedrooms, a good size living room, kitchen and bathroom. The property is approached via a shared entrance hall leading to stairs to the first floor. The kitchen has a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for fridge/freezer and an inset stainless steel sink/drainage. The living room is a good sized with a window to the side. Both bedrooms are very good sizes and the hallway has an area for the washing machine. The bathroom offers a white suite of WC, wash basin and bath with electric shower over. The property has had a new boiler c.5 years ago, wiring check/fix to lettings standard, and acoustic underlay beneath the carpets. All this makes this a great first time purchase or for a rental property. Please note the lease is c.977 years remaining and the maintenance is a cross-over with downstairs so no monthly fee except a £25 per year ground rent and contribution to insurance of roughly £200 per year. Parking is on street but this area always seems to have spaces for parking.

FEATURES

- First floor flat
- Two double bedrooms
- Separate area for washing machine
- Offered in great decorative order
- Gas Boiler 5 years old
- Great location close to town, train and beach front
- Cross over lease so no maintenance fee
- EPC - D
- Council Tax - A



ROOM DESCRIPTIONS

Shared Entrance Hall

Stairs to first floor.
Store cupboard at bottom of stairs.

Living Room

14' 4" x 10' 11" (4.37m x 3.33m)
Radiator; Upvc double glazed window to side

Kitchen

9' 6" x 5' 2" (2.90m x 1.57m)
Radiator; Upvc double glazed window to side; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for fridge/freezer and an inset stainless steel sink/drainage.

Bedroom 1

13' 1" x 10' 9" (3.99m x 3.28m)
Radiator; Upvc double glazed window to rear

Bedroom 2

14' 2" x 10' 3" (4.32m x 3.12m)
Radiator; Upvc double glazed window to rear

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)
Radiator; Upvc double glazed window to side; white suite of WC, wash basin and bath with electric shower over.

Additional Information

Please note ...

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- Please note the lease is c.977 years remaining and the maintenance is a cross-over with downstairs so no monthly fee except

- £25 per year ground rent and contribution to insurance of roughly £200 per year.

- Parking is on street but this area always seems to have spaces for parking



FLOORPLAN & EPC

