

TFF, Langport Road, Weston-Super-Mare, Somerset.

BS23 1YR

£162,500 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX PRESENT.....This spacious first floor flat is offered in good decorative order and is located on a popular and quiet side road a short way from the beach and town, offering 2 bedrooms, a good size living room and the amazing bonus of a large balcony/terrace. 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, spaces for fridge/freezer and washing machine, an inset stainless steel sink/drainage, a really useful breakfast bar area and to the rear is a door leading out to balcony/terrace. This is a real asset to have this outside space which is a great size and has been decked for table and chairs. The living room is a good sized with a large bay window to the front and both bedrooms are also very good sizes with the hallway having the advantage of a built in double cupboard. The bathroom offers a white suite of WC, wash basin and a large shower. The property would really make a great first time purchase or for a rental property. Please note the lease is c.968 years remaining and the maintenance is a cross-over with downstairs so no monthly fee except a £10 per year ground rent. Parking is on street but this area always seems to have spaces for parking.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor Flat
- Two good sized bedrooms
- Large terrace/balcony/garden area to rear
- Lovely kitchen
- Not far from the beach and shops
- Cross over lease so no maintenance fee
- Great first time purchase
- EPC - C
- Council Tax - A



ROOM DESCRIPTIONS

Shared Entrance Hall

Door and stairs to first floor

Living Room

13' 1" (or 16' into large bay window) x 10' 8" (3.99m x 3.25m)

Radiator; Upvc double glazed bay window to front

Kitchen

11' 8" max x 11' 0" max (3.56m x 3.35m) Upvc double glazed door to rear balcony/terrace; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, spaces for fridge/freezer and washing machine, an inset stainless steel sink/drainage, a really useful breakfast bar area.

Bedroom 1

Radiator; Upvc double glazed window to rear

Bedroom 2

9' 8" x 5' 8" (2.95m x 1.73m)

Radiator; Upvc double glazed window to front

Bathroom

6' 7" x 5' 2" (2.01m x 1.57m)

Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a large shower.

Outside

Approx 11' 8" x 11' 2" (3.56m x 3.40m) Large rear roof-top space that has been decked for table and chairs

Further Information

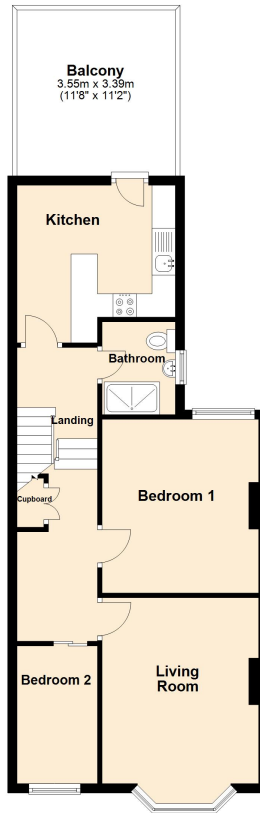
- Please note the lease is c.968 years remaining
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FLOORPLAN & EPC

First Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 57.7 sq. metres (620.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 