

Moorland Road, Weston-Super-Mare, Somerset. BS23 4HW

£125,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on Moorland Road, this charming two-bedroom first-floor flat offers a fantastic opportunity for buyers seeking a property close to the sea front in Weston-super-Mare. As you approach the flat, a private entrance to the side leads you to a set of stairs rising to the first-floor landing. Upon entering, you are greeted with a layout that includes two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom, also located off the landing, provides a functional space that can be easily updated to meet modern tastes. The kitchen, although in need of some modernisation, presents a blank canvas for those looking to create a culinary haven tailored to their needs. The living room, a spacious area perfect for entertaining or unwinding after a day by the sea, completes the layout of this property. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere. While the flat is in need of some modernisation, it offers great potential for buyers to put their own stamp on the property and transform it into a stylish and contemporary home. Don't miss the chance to acquire this well-located flat, ideal for those wanting to enjoy the benefits of coastal living in Weston-super-Mare.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First Floor flat
- Two Bedrooms
- Close to Sea Front
- Gas Central Heating
- Double Glazing
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Double glazed door opening into entrance hall with stairs ring to first floor landing which has doors to all rooms, radiator and landing window.

### Living Room

15' 0" x 10' 6" (4.57m x 3.20m) UPVC double glazed windows to front aspect, fire place.

### Kitchen

11' 0" x 7' 2" (3.35m x 2.18m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, space for fridge/freezer, radiator.

### Bedroom

12' 0" x 12' 2" (3.66m x 3.71m) UPVC double glazed window to rear aspect, radiator and built in storage.

### Bathroom

6' 0" x 5' 4" (1.83m x 1.63m) UPVC double glazed obscure window to side aspect, three piece suite comprising paneled bath with shower over, low level WC, pedestal wash hand basin and heated towel rail.

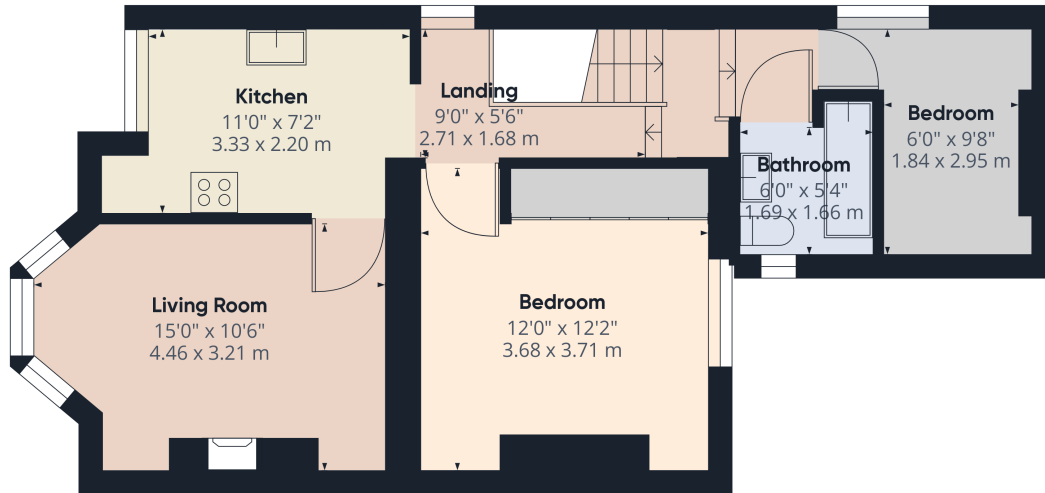
### Bedroom

6' 0" x 9' 8" (1.83m x 2.95m) UPVC double glazed window to side aspect, radiator.





## FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
511.72 ft<sup>2</sup>  
47.54 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.

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