

Filey, Landemann Circus, Weston-Super-Mare, Somerset. BS23
2QF

£249,500 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this charming first-floor flat located in the desirable Landemann Circus area of Weston-super-Mare. The flat features two well-proportioned bedrooms, each offering ample space and natural light. Additionally, there is a versatile office room, perfect for remote work, study, or as a hobby space. The living room boasts impressive views, providing a relaxing atmosphere to unwind and entertain guests. This delightful property offers a blend of comfort and practicality, making it an ideal home for a variety of buyers. The kitchen is well-equipped with modern fittings, offering plenty of storage and workspace for culinary enthusiasts. The bathroom is stylishly designed and includes all necessary amenities for a comfortable living experience. A standout feature of this property is the great-sized loft room, accessible via a pull-down ladder. This versatile space can be utilized as additional storage, a playroom, or even a creative studio. The flat benefits from a private south-facing garden, an ideal spot for outdoor relaxation and gardening. Additionally, the property includes a garage, providing secure parking and extra storage space.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Two Bedrooms + Office Room
- Private Garden
- Garage
- Hillside Location
- Loft Room
- Far Reaching Views
- Council Tax Band - B
- UPVC Double Glazing



ROOM DESCRIPTIONS

Entrance

Communal entrance with stairs rising to first floor and door opening through to;

Entrance Hall

Doors to all rooms, access to loft via drop down ladder.

Office Room

6' 0" x 6' 6" (1.83m x 1.98m) UPVC double glazed window to front aspect with far reaching views

Living Room

14' 0" x 15' 6" (4.27m x 4.72m) UPVC double glazed windows to front and side aspects, fire place.

Kitchen

8' 0" x 10' 9" (2.44m x 3.28m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated gas hob, integrated eye level oven and microwave, integrated dish washer, integrated fridge/freezer, door to rear balcony area

Bedroom One

13' 0" x 10' 2" (3.96m x 3.10m) UPVC double glazed window to front aspect, radiator.

Bedroom Two

9' 0" x 10' 9" (2.74m x 3.28m) UPVC double glazed window to rear aspect, radiator.

Bathroom

6' 0" x 7' 8" (1.83m x 2.34m) UPVC double glazed obscure window to rear aspect, wash hand basin, paneled bath with shower screen and shower over, storage cupboard.

Cloakroom

UPVC double glazed obscure window to rear, low level WC

Loft Room

35' 0" x 9' 10" (10.67m x 3.00m) Fantastic size loft room with multiple uses, radiator and access into eaves, power and lighting.

Garage

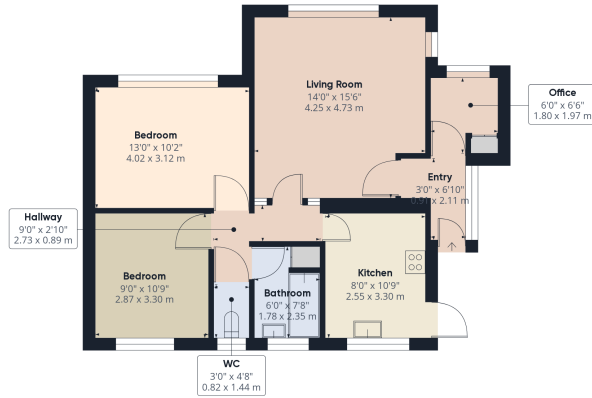
Up and over door

Garden

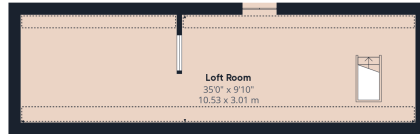
Partly enclosed garden laid to lawn with decked area and shed.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1045.82 ft²
97.16 m²

Reduced headroom
87.3 ft²
8.11 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

