

Malvern Road, Weston-Super-Mare, Somerset. BS23 4DF

£175,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled on the ever-popular Malvern Road in Weston-super-Mare, this beautifully presented two-bedroom first floor flat offers generous living space, character features, and modern touches throughout. The property is offered with no onward chain, making it an ideal choice for first-time buyers, investors, or those looking to downsize. Accessed via a communal entrance, the flat's private front door opens to a hallway leading to the first floor. Once inside, you'll find a bright and welcoming layout comprising a spacious kitchen, a well-appointed bathroom, and two good-sized bedrooms.

The neutral decor and thoughtful finish throughout allow for a ready-to-move-in experience. A particular highlight of this home is the additional loft room, accessed via an internal staircase. This versatile space could be used as a home office, hobby room, or extra living area, offering valuable flexibility to suit your needs. Externally, the property benefits from a private outside space which featured a shed/outbuilding perfect for storage or workshop use. The property also benefits from a front garden laid to patio with some greenery areas.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb First Floor Flat in Great Location
- Two Bedrooms + Loft Room
- Garden Area with Outbuilding
- No Onward Chain
- UPVC Double Glazing & Gas Central Heating
- Close to Weston Sea Front
- EPC D & Council Tax Band A



## ROOM DESCRIPTIONS

### Entrance

Communal entrance with door into communal entrance hall, then you access to flat via main front door opening with steps rising to first floor and access to;

### Entrance Hall Landing

Doors to all rooms including kitchen, bathroom, both bedrooms and living room, from here you also have a staircase rising to the loft room, radiator.

### Kitchen

11' 10" x 9' 11" (3.61m x 3.02m) UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, integrated gas hob and oven under, wall mounted boiler, space for dining table, radiator

### Living Room

16' 9" x 11' 8" (5.11m x 3.56m) UPVC double glazed windows to front aspect, radiator.

### Bedroom One

13' 9" x 11' 10" (4.19m x 3.61m) UPVC double glazed window to rear aspect, radiator and space for bedroom furniture.

### Bedroom Two

9' 8" x 6' 3" (2.95m x 1.91m) UPVC double glazed window to front aspect, radiator.

### Bathroom

8' 3" x 6' 4" (2.51m x 1.93m) UPVC double glazed obscure window to side aspect, low level QWC, wash hand basin, panelled bath with shower screen and shower over, radiator.

### Outside Space

You have access to rear space which has a outbuilding/shed perfect for storage, you also get a front garden which is laid to patio.







FLOORPLAN & EPC

