

Rowan Place, Weston-Super-Mare, Somerset. BS24 7RQ

£215,000 Leasehold

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A very well priced, immaculate 2 bedroom house with a lovely sunny garden and a garage....be quick at this price

This terraced house is set within walking distance of the train station, Morrisons shopping complex which includes a Costa Coffee, a children's nursery, Subway, Fish & Chip shop, Boots, Matalan, plus very quick and easy access to the M5 motorway.

The accommodation is light and bright and comprises lounge, kitchen/diner with double doors onto the garden, 2 bedrooms, bathroom, plus gas central heating, double glazing, garage with parking space in front and a lovely South West facing rear garden that gets lots of afternoon sunshine, a place to relax, entertain and sunbathe.

So if you're looking for a house in great condition, love to spend time in the garden, need a garage and parking, then look no further, and call House Fox Estate Agents

FEATURES

- Terraced modern house
- Well presented
- Lovely South West facing garden
- 2 Bedrooms
- Kitchen/diner with doors on to the garden
- Garage and parking
- Walking distance of the local shops
- Gas central heating
- Double glazing
- EPC-D



ROOM DESCRIPTIONS

Main front door

Lounge:

4.17m x 4.04m (13' 8" x 13' 3")
Radiator, stairs to the first floor, double glazed window, feature under stair cupboards, door to the kitchen

Kitchen/diner:

4.17m x 2.49m (13' 8" x 8' 2") Sink unit, floor and wall units, plumbing for washing machine, space for fridge and a freezer, double glazed window, radiator, built in oven and hob with extractor hood over, door to the garden

First floor landing:

Loft access, the loft is part boarded

Bedroom 1:

3.45m x 3.15m (11' 4" x 10' 4")
Airing cupboard, further storage cupboard, radiator, 2 double glazed windows

Bedroom 2:

3.28m x 2.36m (10' 9" x 7' 9")
Radiator, double glazed window

Bathroom:

Bath with mixer shower, wash hand basin, WC, double glazed window, radiator

Garden:

A perfect facing South West garden that really does get the afternoon sunshine. Patio area, lawn area, White shingle with inset stepping stones, giving access to the garage via a personal door

Garage and parking:

To the rear of the house is a SINGLE GARAGE with an up and over door, plus you can park one car in front of the garage

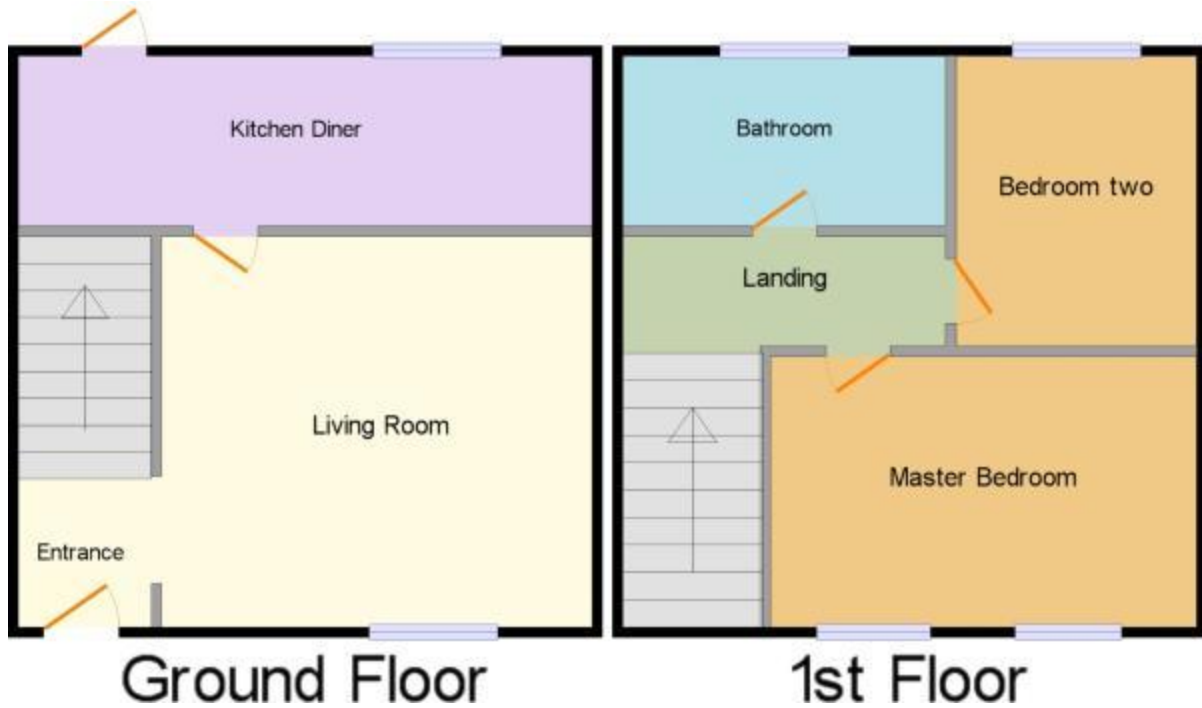
NOTES;

The lease is 999 years from 1999, you pay £112 per year, for the upkeep of the communal areas.

The boiler was fitted in 2017 and been regularly serviced, the flooring has been replaced throughout, and the council tax band is B



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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	