

**Neva Lodge, Walliscote Road, Weston-Super-Mare, Somerset.  
BS23 1XE**

**£157,000 Leasehold**

**REDUCED**





## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated on the edge of Neva Road, along Walliscote Road, this charming ground-floor flat offers a fantastic opportunity for those looking for a well-located and comfortable home. With the added benefits of a private off-road parking space and a generously sized south-facing communal garden, this property is perfect for those who appreciate outdoor space and convenience. Inside, the flat features two well-proportioned bedrooms, a bright and spacious living/dining room, and a well-equipped kitchen. The shower room is practical, and the property also boasts ample storage space, ensuring a clutter-free living environment. The location is another standout feature, with Weston town centre just a short distance away, offering a variety of shops, restaurants, and amenities. Additionally, Weston's beautiful seafront is within easy reach, where you can enjoy scenic walks, beachfront cafés, and a lively atmosphere. This lovely flat is an excellent choice for first-time buyers, downsizers, or investors looking for a well-positioned property in Weston-super-Mare

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Lovely Ground Floor Flat
- Two Bedrooms
- Living Room/Dining Room
- South Facing Communal Garden
- Gas Central Heating and Double Glazing
- Off Road Parking
- Close to Weston Seafront



## ROOM DESCRIPTIONS

### Entrance

Private parking leading to main front door opening into;

### Entrance Hall

With doors off to all rooms and two storage cupboards, door opening through to;

### Bedroom One

13' 6" x 8' 10" (4.11m x 2.69m)  
Double glazed windows to front aspect, radiator and built in wardrobes.

### Bedroom Two

8' 10" x 6' 10" (2.69m x 2.08m)  
Double glazed window to front aspect, radiator.

### Shower Room

4' 10" x 8' 8" (1.47m x 2.64m)  
Double glazed window to side aspect, low level WC, pedestal wash hand basin, fully enclosed corner shower with shower attachment, heated towel rail.

### Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)  
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 cooker, space for a fridge and freezer.

### Living Room/Dining Room

15' 11" x 10' 3" (4.85m x 3.12m)  
Double glazed sliding doors onto communal garden, radiator and space for dining table

### Communal Garden

Mainly laid to lawn the beautiful garden is south facing perfect for a sunny day

### Parking

Allocated parking to front for one car







## FLOORPLAN & EPC

