

Bristol Road Lower, Weston-Super-Mare, Somerset.

BS23 2PL

£185,000 Leasehold

FOR SALE





## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious flat/maisonette close to town and the beach is set over 2 floors and offers 2 bedrooms upstairs, one with en suite, a downstairs living room, kitchen and another bathroom, an outside courtyard space and its own entrance.

The property can be accessed via its own private front or rear doors, with the front one leading into the living room which has stairs to the first floor, and the rear having steps down to the courtyard area and a door into the kitchen. The kitchen itself was upgraded a few years ago and offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer, space for table and chairs and a door to a downstairs bathroom. This has also been upgraded and offers a white suite of WC, wash basin and bath with shower over and glass screen. Upstairs there are 2 double bedrooms with one having an en suite comprising WC, wash basin and a shower. This property is sold with no onward chain and we have been informed the boiler and windows were replaced in 2023, the lease is approx 957 years and the service charge is to be checked. Please note this maisonette is set in a great location just set back from town and the beach and as such parking is on-street only where charges may apply.

## FEATURES

- Two floor Maisonette
- Two double bedrooms
- Recent bathroom and kitchen
- En Suite to Bed 1
- Courtyard area to rear
- Two entrances - front and rear
- No Onward Chain
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE





## ROOM DESCRIPTIONS

### Entrance

Front entry is from Bristol Road  
Lower and down steps to front door  
leading into living room

Rear entry is from lane-way behind  
with steps down to a courtyard with  
door into kitchen

### Living Room

21' 0" x 16' 10" (6.40m x 5.13m)  
Radiator; Upvc double glazed door to  
front; stairs to first floor

### Kitchen

13' 9" x 8' 0" (4.19m x 2.44m) Radiator;  
Upvc double glazed window and door  
to rear courtyard; upgraded a few  
years ago and offers a range of wall  
and base units with worktops over,  
gas hob with extractor hood over and  
electric oven under, spaces for  
washing machine and fridge freezer,  
inset stainless steel sink/drainers,  
space for table and chairs and a door  
to a downstairs bathroom.

### Downstairs Bathroom

12' 1" x 5' 1" (3.68m x 1.55m) Towel  
Radiator; Upvc double glazed window  
to rear; This has also been upgraded  
and offers a white suite of WC, wash  
basin and bath with shower over and  
glass screen.

### Bedroom 1

17' 1" x 14' 8" (5.21m x 4.47m)  
Radiator; Upvc double glazed window  
to rear; door to en suite

### En Suite

8' 5" x 3' 11" (2.57m x 1.19m) Towel  
Radiator; updated with white suite of  
WC, wash basin and a shower.

### Please Note

This property is sold with no onward  
chain and we have been informed the  
boiler and windows were replaced in  
2023, the lease is approx 957 years  
and the service charge is to be  
checked.

Please also note this maisonette is  
set in a great location just set back  
from town and the beach and as such  
parking is on-street only where  
charges may apply.







## FLOORPLAN & EPC

