

**Macfarlane Chase, Weston super Mare, North Somerset, BS23 3WG**



- **Well Maintained First Floor Flat**
- **Kitchen**
- **Bathroom**
- **Ideal for First Time Buyer Or Investors**
- **Two Bedrooms**
- **Lounge/Diner**
- **Garage**
- **EPC C**

**£125,000**

Rachel J Homes is delighted to market this well presented first floor flat situated in a purpose built block in the popular The Park development. Great location if you want to be close to transport links via M5, rail or bus routes, amenities and shops. If you are looking for your first buy or perhaps an investment then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance, Entrance Hallway, Lounge/Diner, Kitchen, Two Bedrooms, Bathroom, Garage. Added benefits are double glazing and modern night storage heating. Accompanied viewings - CALL NOW to book yours!



### **Communal Entrance**

Security entrance system, stairs to first and second floor apartments.



### **Entrance**

Composite fire door entrance into Hallway, cupboard housing consumer unit, second cupboard housing watertank for domestic hot water, security phone, doors off

### **Lounge** 19'11" by 12'4" (6m 6cm x 3m 77cm)

Two UPVC double glazed windows to front, Two electric heating system radiators, T.V point, phone point, archway through to:



### **Kitchen** 7'7" by 7'6" (2m 30cm x 2m 29cm)

UPVC double glazed window to side, part tiled, range of wall and base units with work top over, electric hob with extractor hood, built under electric oven, plumbing for automatic washing machine, space for fridge/freezer.



### **Bathroom** 6'8" by 5'7" (2m 2cm x 1m 69cm)

UPVC double glazed window to side, extractor fan, panel bath with shower over, low level WC, part tiled walls.

### **Bedroom One** 11'11" by 9'8" (3m 62cm x 2m 95cm)

Dual aspect UPVC windows to front & side, Electric heating system radiator.

### **Bedroom Two** 10'1" by 7'10" (3m 7cm x 2m 40cm)

UPVC window to front, Electric heating system radiator

### **Garage**

Garage in a block to the rear of the property up & over door



## Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	80	81	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

