

Landemann Circus, Weston super Mare, BS23 2QE



- **Refurbished Ground Floor • Three Bedrooms Flat**
- **Two Reception Rooms**
- **Double Glazed & GCH**
- **No Chain**
- **Kitchen**
- **Garden**
- **EPC D**

£195,000

Rachel J Homes is delighted to market this newly refurbished ground floor flat which is ideally situated on Weston Hillside giving easy access to the town centre, transport links, sea front and amenities. If you are looking for somewhere that you can "just move in" then make sure this is on your list to view. All walls have been replastered, it has had a rewire, and general decoration throughout including new carpets. The great sized accommodation briefly comprises of Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, and Garden. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW but BE QUICK!!



Entrance

UPVC entrance door into vestibule, tiled flooring, original wooden entrance door with side window into Hallway, door to;

Separate WC

UPVC double glazed window to side, low level W/C, tiled flooring.

Hallway 20'1" by 6'7" (6m 13cm x 2m 0cm)

Radiator, tiled flooring, doors off, step up into Inner Hallway, doors off, storage cupboard

Inner Hallway

Doors off, storage cupboard.

Lounge 13'4" by 12'8" (4m 7cm x 3m 87cm)

Double aspect UPVC double glazed windows to side and front, radiator, feature fireplace with marble and tile surround, ceiling rose, cornice, picture rail, T.V. point.



Kitchen 13'1" by 7'1" (4m 0cm x 2m 17cm)

UPVC double glazed window to rear, wall mounted glow worm Combination boiler, range of wall and base units with work surface over, space for gas cooker, fridge and fridge freezer, plumbing for washing machine, part tiled walls, archway through to;



Dining Room 13'1" by 8'9" into Alcove (4m 0cm x 2m 66cm)

UPVC double glazed window to rear, radiator.

Bedroom 1 11'3" by 13'1" (3m 44cm x 4m 0cm)

Two UPVC double glazed windows to side, radiator, feature fireplace with wooden mantle, picture rail.

Bedroom 2 14'9" by 8'0" (4m 49cm x 2m 45cm)

UPVC double glazed window to front, radiator, picture rail.

Bedroom 3 18'1" by 7'7" (5m 51cm x 2m 32cm) at widest

UPVC double glazed window to front, radiator, storage cupboard.



Bathroom 13'9" by 4'7" (4m 19cm x 1m 39cm)

UPVC double glazed window to side, radiator, low level W/C, panel bath with shower over, pedestal wash hand basin with mixer tap over, tiled flooring, part tiled walls.

Front Garden

Enclosed by wall, mainly laid to lawn with mature shrub borders, side path to main entrance.

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.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	77
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	53	76

Approx. Gross Area 1022 Sq.Ft - 95 Sq.M



For illustrative purposes only. Not to scale. ID 327189

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision Ltd