



Rachel Homes

Estate Agents

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ALBERT QUADRANT, WESTON SUPER MARE, BS23 2QY



- **Spacious Victorian First Floor Flat**
- **Four Good Sized Bedrooms**
- **Bathroom and Separate WC**
- **Good Transport Links**
- **Versatile Accommodation**
- **Lounge and Kitchen/Breakfast Room**
- **Double Glazed and GCH**
- **EPC D**

£240,000

Rachel J Homes is thrilled to market this Characterful First Floor Flat, being one of two in this super Detached Victorian Home. Ideally situated in Albert Quadrant, just off the Boulevard with easy access to Town Centre, Transport Links, Sea Front and Amenities. If you are looking for somewhere that is spacious, and offers character and charm, make sure this is on your list to view. The versatile accommodation consists of Own Entrance via external stone steps, Entrance Vestibule, Separate WC, Hallway, Lounge, Dining Room/Bedroom, Kitchen/Breakfast Room, Three Double Bedrooms, and Bathroom. Added benefits of this super home include Double Glazing and Gas Central Heating. Please note there is no garden/outside space or off road parking. Accompanied viewings - CALL NOW!!

Own Entrance

Via external stone steps, composite Front Door to

Entrance Vestibule

Stairs to first floor, storage cupboard, door to

Separate WC

UPVC double glazed window, low level WC, pedestal wash hand basin, tiled splashback, radiator.

Hallway 17' 1" by 6' 11" (5m 21cm by 2m 11cm)

Radiator, coved ceiling, doors off.

Lounge 15' 1" by 14' 11" (4m 60cm by 4m 55cm)

UPVC double glazed window to front and side, radiator, TV point, feature fireplace with inset gas fire, coved ceiling.

Kitchen/Breakfast Room 14' 4" by 10' 1" (4m 37cm by 3m 7cm)

UPVC double glazed window to rear, range of wall and floor units with work surface over, one and half bowl inset sink unit, space for fridge/freezer, integrated dishwasher, built in gas hob with electric oven under, extractor fan, radiator, space for table and chairs, cupboard housing boiler, hot water tank and plumbing for automatic washing machine.

Dining Room/Bedroom Four 15' 1" by 12' 4" (4m 60cm by 3m 76cm)

UPVC double glazed windows to front and side, radiator, picture rail, coved ceiling.

Bedroom One 14' 3" by 12' 2" (4m 34cm by 3m 71cm)

UPVC double glazed window to rear, radiator, picture rail, coved ceiling.



Bedroom Two 14' 3" by 8' 2" (4m 34cm by 2m 49cm)
UPVC double glazed window to rear, radiator, picture rail, access to loft space.



Bedroom Three 14' 10" by 7' 1" (4m 52cm by 2m 16cm)
UPVC double glazed window to front, radiator, door to lounge, exposed floorboards



Bathroom 9' 11" by 7' 3" (3m 2cm by 2m 21cm)
UPVC double glazed window to side, white suite comprises of panel bath, pedestal wash hand basin, separate shower cubicle, low level WC, tiled floor, part tiled walls, coved ceiling, radiator.



Additional Information

Council Tax Band C £1854.39 2023/24
Tenure - Leasehold. No maintenance fee to pay monthly, shared costs for maintenance as and when.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 121.5 sq metres (1307.4 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

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