



Rachel J Homes

Estate Agents

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ASHCOMBE ROAD, WESTON SUPER MARE, , BS23 3DY



- Ground Floor One Bedroom Flat
- Kitchen
- Off Street Parking
- No Chain
- Lounge
- Courtyard Garden
- Double Glazing & GCH
- EPC D

£120,000

Rachel J Homes is pleased to market this Ground Floor Flat ideally situated close to the Town Centre with easy access to Transport Links via Rail and Bus Routes, Shops and Amenities. This property would make an ideal first time buy or investment. The accommodation briefly comprises of Communal Entrance Hall, Lounge, Kitchen, Double Bedroom, Shower Room, Courtyard Garden, and Parking. Added benefits included double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



Communal Entrance

Wooden entrance door, entrance door to upstairs flat, consumer unit and meters, wooden door into;

Lounge 16' 3" by 13' 5" (4m 96cm by 4m 10cm)

UPVC Double glazed bay window to front, laminate flooring, cornice, picture rail, radiator, door to bedroom and door to;

Kitchen 8' 6" by 5' 1" (2m 59cm by 1m 56cm)

UPVC Double glazed window to front, wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, electric hob with electric oven under, heated towel rail, space for washing machine & fridge freezer, laminate flooring.



Shower Room

UPVC Double glazed window to side, shower cubicle with hot water shower, pedestal wash hand basin, low level W/C, heated towel rail, tiled flooring.



Double Bedroom 12' 8" by 12' 5" (3m 85cm by 3m 79cm)

UPVC Double glazed window and door to rear courtyard, laminate flooring, radiator, cornice and picture rail, door to;

Rear Courtyard

Enclosed by wall with AstroTurf.

Front Garden

Off road parking.



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.

Additional Information

Leasehold - 999 years

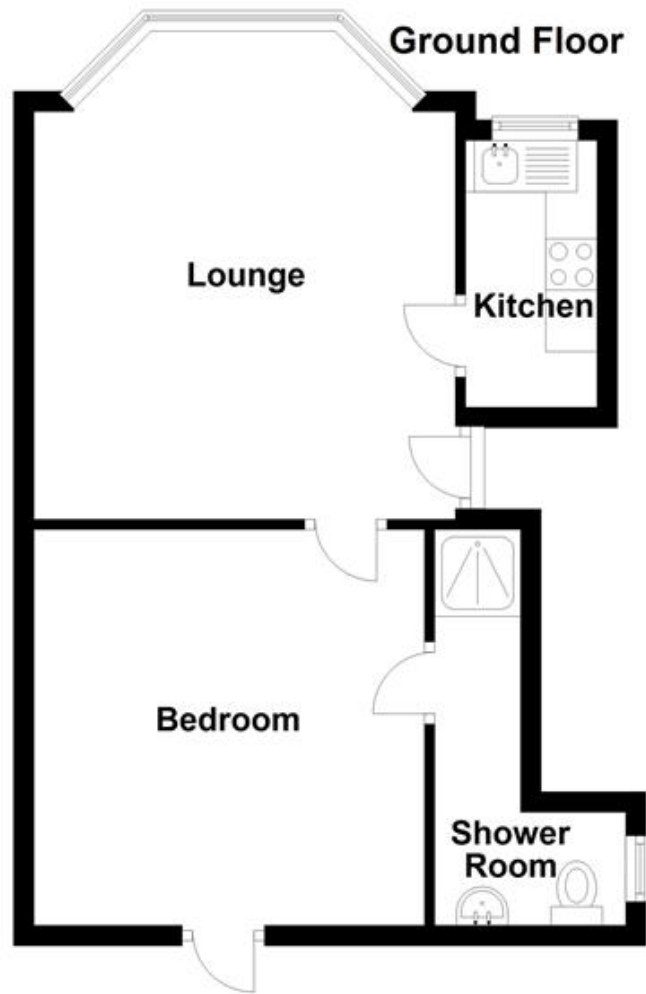
No monthly Maintenance Fee - costs split three ways when required.

Ground Rent - TBC

Council Tax Band A £1390.80



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 40.3 sq. metres (434.0 sq. feet)