

Kew Road, Weston super Mare, BS23 3NR



- **Beautifully Presented First Floor Flat**
- **Lovely Lounge/Diner**
- **Gas Central Heating**
- **Garage**
- **Two Bedrooms**
- **Kitchen**
- **Short Distance to Seafront**
- **EPC D**

£165,000

Rachel J Homes is delighted to market this beautifully presented First Floor Flat situated on Weston Hillside giving easy access to the Town Centre, Sea Front/Promenade, transport links via Rail and Bus and M5 corridor. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation, accessed by external stone steps, briefly comprises of Private Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Bathroom and Garage to the rear of the property. Added benefits include Double Glazing and Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!



Entrance

UPVC part glazed door into vestibule, cupboard, radiator, stairs into:

Lounge 19'11" by 16'1" (6m 8cm x 4m 91cm)

UPVC double glazed window to front and side, coved ceiling, picture rail, feature gas fire place with wood surround and marble hearth, TV point, phone point, two radiators.



Inner Hallway

Loft access, cupboard, radiator, doors off:

Kitchen 12'1" by 7'10" (3m 69cm x 2m 40cm)

UPVC double glazed window to rear, range of wall and base units with work top over, sink drainer with mixer tap over, space for gas cooker, extractor hood over, space for automatic washing machine, dishwasher, fridge/freezer. Ariston combination boiler, part tiled walls, radiator, laminate floor.



Bedroom One 16'2" by 12'0" (4m 94cm x 3m 66cm)

Two UPVC double glazed window to side, picture rail, phone point, radiator.

Bedroom Two 10'1" by 7'1" (3m 7cm x 2m 15cm)

Feature ceiling to floor stained glass window with secondary glazing over to side, radiator, coved ceiling, picture rail.



Bathroom

High internal window, White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, part tiled walls.

Garage

Situated to rear of property, up and over door

Additional Information

Leasehold approximately 960 years left

Ground Rent - none

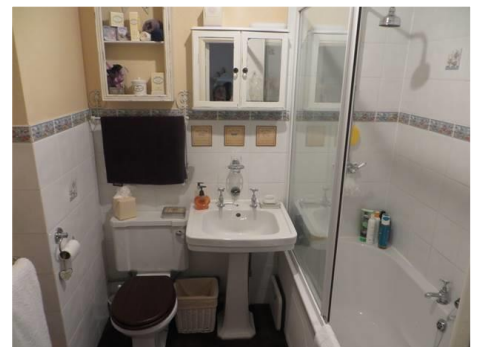
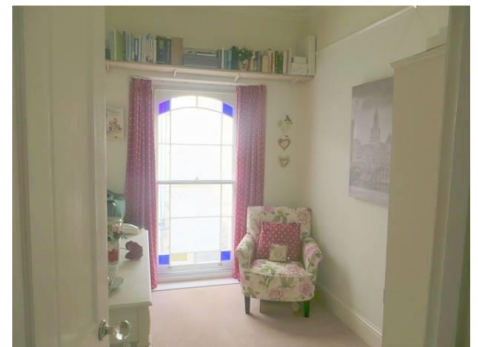
Maintenance Fee & what it covers - £50 per month covers communal areas (repairs)



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

Flat 4, 9, Kew Road, WsM
 Approx 76.5 sq metres (824.8 sq feet)

