



Rachel J Homes

Estate Agents

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CLIFTON ROAD, WESTON SUPER MARE, BS23 1BP



- Ground Floor Three Bedroom Flat
- Kitchen
- Low Maintenance Rear Garden
- No Chain
- Lounge
- Shower Room
- Double Glazing & GCH
- EPC D

£190,000

Rachel J Homes is delighted to market this Victorian Ground Floor Flat ideally situated in the Southward area of Weston close to Shops, Sea Front, Town Centre and Transport Links. Ideal for First Time Buyers and Investors. The property briefly comprises of Communal Entrance, Entrance Hall, Lounge, Kitchen, Three Bedrooms, Shower Room, Low Maintenance Private Garden. Added benefits of this fantastic property include Double Glazing and Gas Central Heating and No Chain. Accompanied viewings - CALL NOW!



Communal Entrance

Upvc Double glazed entrance door, tiled floor, meters, wood and glass door in entrance hall, door to first floor flat, wooden to;

Lounge 21' 9" into Bay by 13' 2" (6m 64cm by 4m 2cm)

Upvc Double glazed window to front, feature cornice, electric log burner effect fire, laminate flooring, two large storage cupboards, door to inner hallway, door to;



Bedroom One 14' 6" by 11' 7" (4m 41cm by 3m 54cm)

Upvc Double glazed window to rear, coved ceiling, picture rail, radiator.



Inner Hallway

Coved ceiling, picture rail, dado rail, radiator, laminate flooring, doors off.

Shower Room 8' 4" by 4' 8" (2m 55cm by 1m 43cm)

Upvc Double glazed window to side, shower cubicle with hot water mixer shower, low level W/C and wash hand basin set into vanity unit, radiator.



Kitchen 8' 5" by 8' 4" (2m 57cm by 2m 55cm)

Upvc Double glazed door to side, range of wall and base units with wooden work surface over and tiled splash back, space for fridge freezer, washing machine and free standing cooker, extractor fan, wall mounted combi boiler, ceramic 1 and 1/2 bowl sink and drainer with mixer tap over.

Bedroom Three 8' 5" by 8' 1" (2m 56cm by 2m 46cm)

Upvc Double glazed window to side, coved ceiling, radiator.

Bedroom Two 11' 9" by 8' 1" (3m 58cm by 2m 46cm)

Upvc Double glazed window to side, coved ceiling, radiator, tv point.



Rear Garden

Enclosed by wall and laid to paving, undercover area, gate giving access to rear.

Front

Enclosed by wall, meters.

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

T.B.C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		