



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

ST PAULS ROAD, WESTON-SUPER-MARE, BS23 4AD



- Well Presented First Floor Flat
- Two Bedrooms
- Character and Charm
- Double Glazed & GCH
- No Chain
- Kitchen/Breakfast Room
- Southward Location
- EPC D

£165,000

Rachel J Homes is delighted to market this Well Presented First Floor Flat, ideally situated in the Southward area of Town close to Shops, Sea Front, Schools, Amenities and Transport Links. This would make an ideal first time buy or investment. The spacious accommodation briefly comprises of Communal Entrance Hall, Lounge, Kitchen/Breakfast Room, Two Bedrooms, and Bathroom. Added benefits include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



Communal Entrance Hall

Shared entrance to both flats, door to First Floor Flat.

Entrance Hall

Stairs to first floor, landing area with space to accommodate small table and chairs/desk area.

Lounge 12' 6" by 11' 1" into Alcove (3m 81cm by 3m 39cm)
UPVC double glazed windows to front, feature fireplace with wooden surround and mantle, radiator, TV point.



Kitchen/Diner 12' 5" by 11' (3m 79cm by 3m 35cm)
UPVC double glazed window to rear, range of wall and base units with worktop over and tiled splash back, stainless steel sink and drainer with mixer tap over, gas hob with electric oven under, spaces for washing machine and fridge freezer, wooden flooring, feature fireplace, storage cupboard housing boiler and water tank, space for table and chairs.



Bedroom One 11' 1" by 9' 5" into Alcove (3m 37cm by 2m 87cm)
UPVC double glazed window to rear, feature fireplace, radiator.

Bedroom Two 9' 5" by 5' 6" (2m 86cm by 1m 67cm)
UPVC double glazed window to front, radiator.

Bathroom 6' 2" by 6' 1" (1m 87cm by 1m 85cm)
UPVC double glazed window to side, low level WC, pedestal wash hand basin, panel bath with electric shower over, part tiled walls.



Additional Information

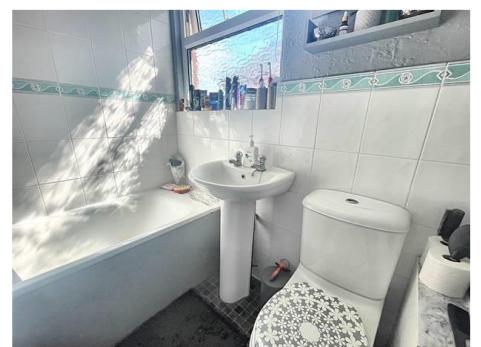
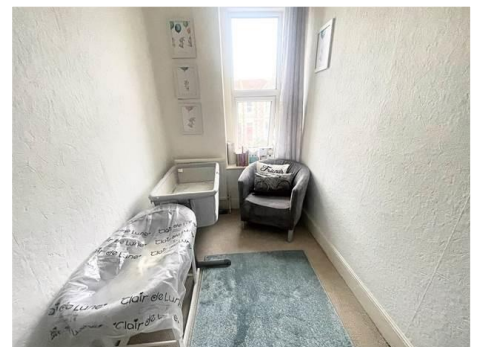
Leasehold property, 999 year lease with an excess of 900 years left. No monthly fees, there is a 50/50 agreement with the downstairs flat for any works required in shared areas. Council Tax Band: A - £1306 per year



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Total area: approx. 62.5 sq. metres (672.7 sq. feet)