



Rachel J Homes

Estate Agents

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LION COURT, FURZE CLOSE, WESTON SUPER MARE, BS22 9SH



- Deceptively Spacious Ground Floor Flat
- Lounge/Diner
- Gas Central Heating & Double Glazing
- Cul de Sac
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Courtyard Garden & Parking
- EPC C

£235,000

Rachel J Homes is delighted to market this deceptively spacious Ground Floor Flat ideally situated in a tucked away position in Worlebury. If you are looking for a home in a quiet location, close to the Golf Course, Woods and Sand Bay then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Large Lounge/Diner, Three Double Bedrooms, Kitchen/Breakfast room, Utility, Bathroom, Rear Garden and Parking for several cars. Added benefits include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours!!!



Entrance Hall

UPVC Double glazed entrance, door, laminate floor, two radiators, alarm panel, thermostat, two storage cupboards, skylight, doors off.

Utility 8' 6" by 7' 7" (2m 59cm by 2m 31cm)

Range of wall and base units with work surface over, stainless steel sink and drainer, space for washing machine and tumble dryer or under counter fridge, laminate flooring.



Lounge/Diner 22'6" by 13'3" (6m 85cm x 4m 4cm)

UPVC Double glazed window to front, two radiators, T.V point, laminate flooring, door to Bedroom 3.



Kitchen/Breakfast Room 15'10" by 11'0" (4m 83cm x 3m 35cm)

UPVC Double glazed window to rear, UPVC Double glazed sliding patio door to rear, range of wall and base units with work surface over and tiled splash back, free standing island unit with seating area, wall mounted Baxi boiler for domestic hot water and gas central heating, radiator, built in gas hob with extractor hood over and electric oven under, stainless steel sink and drainer with mixer taps, space for American fridge/freezer, washing machine and dishwasher.



Bedroom 1 11'5" by 10'4" (3m 48cm x 3m 15cm) excluding wardrobe recess.

UPVC Double glazed window to rear, radiator, laminate flooring, T.V point, built in mirrored wardrobes.

Bedroom 2 13'4" by 9'2" (4m 6cm x 2m 79cm)

UPVC Double glazed window to front, radiator, T.V point.

Bedroom 3 17'0" by 7'8" (5m 18cm x 2m 34cm)

UPVC Double glazed window to rear, radiator, T.V point,



Bathroom 7'3" by 6'8" (2m 21cm x 2m 3cm)

UPVC Double glazed window to side, white suite comprises of corner bath with mixer tap and shower attachment, shower steam cabinet, low level W/C and wash hand basin set into vanity unit, fully tiled walls, radiator, extractor fan, wall mounted Dimplex heater.

Rear Courtyard Garden

Enclosed by part wall and part fencing, laid to patio, outside tap, rear gated access to;

Communal Storage/Drying Area

Individual storage area for each flat, clothes line.

Front

Raised deck seating area.

Off road parking

Parking to the front of the property with space for several cars.

Directions

Head southwest on High St toward Annandale Ave, take the 1st right onto Spring Hill. Turn left to stay on Spring Hill, continue onto Upper Bristol Rd. Turn right onto Milton Hill, turn left onto Worlebury Hill Rd. Turn right onto Furze Close, the property is ahead.

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.

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Additional Information

Leasehold in excess of 900 years.

No Management company or Ground Rent payable.

Council Tax Band B £1622.59

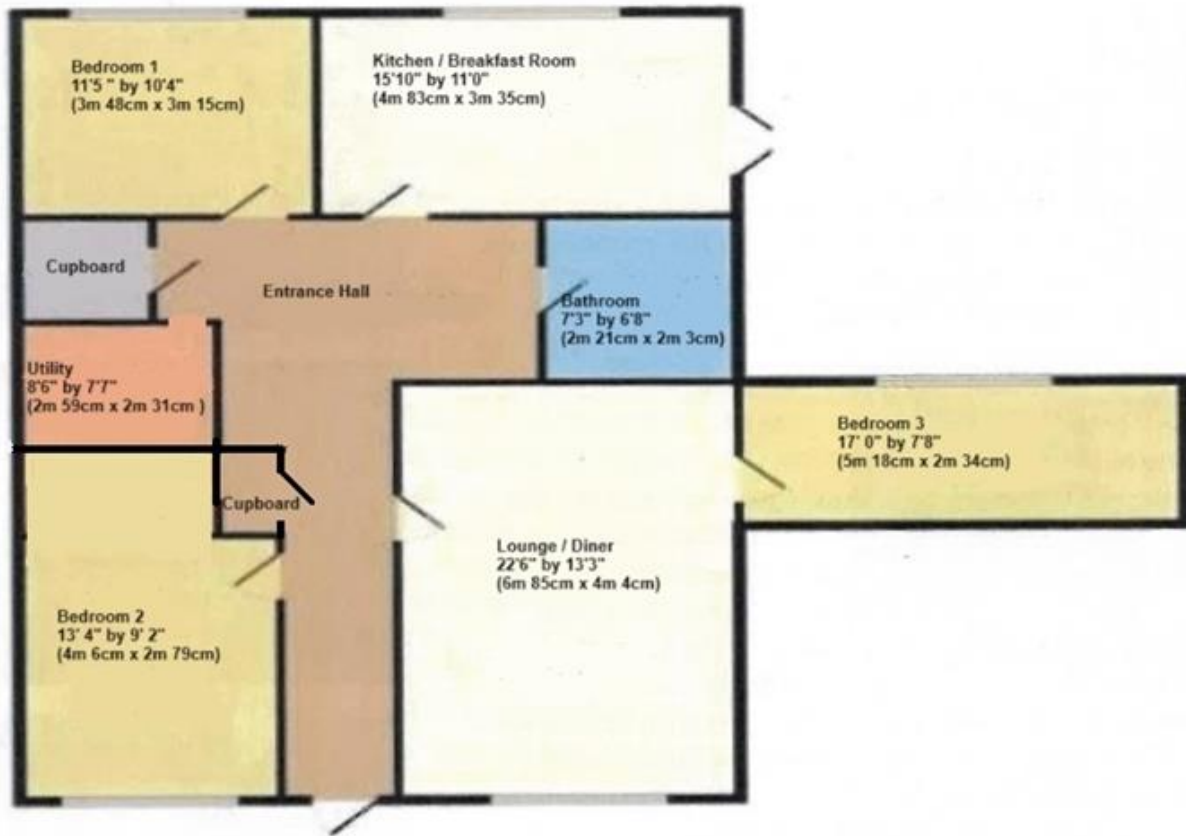








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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