



Rachel J Homes

Estate Agents

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LANDEMANN CIRCUS, WESTON SUPER MARE, BS23 2QE



- Spacious Ground Floor Flat
- Two Reception Rooms
- Double Glazed & GCH
- Hillside Location
- Three Bedrooms
- Kitchen
- Garden
- EPC D

£220,000

Rachel J Homes is delighted to market this ground floor flat which is ideally situated on Weston Hillside giving easy access to the town centre, transport links, sea front and amenities. If you are looking for somewhere can offer charm, character and space then make sure this is on your list to view. The great sized accommodation briefly comprises of Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, and Garden. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW but BE QUICK!!



Entrance Vestibule

UPVC Double glazed entrance door into vestibule, tiled flooring, original wooden entrance door and glass panels into Hallway, door to;



Separate WC

UPVC Double glazed window to side, low level W/C, tiled flooring.

Hallway 20'1" by 6'7" (6m 13cm x 2m 0cm)

Radiator, tiled flooring, doors off, step up into Inner Hallway.



Lounge 13'4" by 12'8" (4m 7cm x 3m 87cm)

Double aspect UPVC Double glazed windows to side and front, radiator, feature fireplace with marble and tile surround, ceiling rose, cornice, picture rail, T.V. point.



Kitchen 13'1" by 7'1" (4m 0cm x 2m 17cm)

UPVC Double glazed window to rear, wall mounted glow worm Combination boiler, range of wall and base units with work surface over and tiled splash back, space for gas cooker, fridge and fridge freezer and washing machine, archway through to;

Dining Room 13'1" by 8'9" into Alcove (4m 0cm x 2m 66cm)

UPVC Double glazed window to rear, radiator.

Inner Hallway

Doors off, storage cupboard.

Bedroom 1 11'3" by 13'1" (3m 44cm x 4m 0cm)

Two UPVC Double glazed windows to side, radiator, feature fireplace with wooden mantle, picture rail.

Bedroom 2 14'9" by 8'0" (4m 49cm x 2m 45cm)

UPVC Double glazed window to front, radiator, picture rail.

Bedroom 3 18'1" by 7'7" (5m 51cm x 2m 32cm)at widest

UPVC Double glazed window to front, radiator, storage cupboard.



Bathroom 13'9" by 4'7" (4m 19cm x 1m 39cm)

UPVC Double glazed window to side, radiator, low level W/C, panel bath with hot water mixer shower over and tiled splash back, pedestal wash hand basin, tiled flooring.

Front Garden

Enclosed by wall, mainly laid to lawn with mature shrub borders, side path to main entrance.

Side Garden

Steps down, laid to decorative gravel - please note this garden area is rented from the upstairs flat.

Additional Information

Freehold Flat

Council Tax Band B - Approx.£1622.59 Per Annum

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Area 1022 Sq.Ft - 95 Sq.M



For illustrative purposes only. Not to scale. ID 327189

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision Ltd