



Flat 2, 15a Clarence Road North, Weston-super-Mare, North Somerset, BS23 4AT



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Flat 2, 15a Clarence Road North, Weston-super-Mare, North Somerset, BS23 4AT

£180,000

This one bedroom, ground floor apartment is situated in the popular South Ward area of Weston-super-Mare close to Clarence Park, the seafront, beach and various local amenities. The freehold property has a light and bright living area with a lovely garden room leading out onto the garden and being in need of refurbishment, the property presents an exciting opportunity to make your own mark! The apartment briefly comprises a hallway, bathroom, bedroom, living room, kitchen, garden room and a former garage with an up and over garage door. There is a wonderful wraparound private garden area mostly laid to gravel with raised borders, shrubs and hedges, gated access to the rear driveway. The area of South Ward offers many attractive characteristics to prospective residents and homes in this desirable area are most sought after. The property is within easy reach of the seafront, Clarence Park, the beach, shops and Weston-super-Mare's town centre with further local amenities close by. Primary and secondary schools are close to hand, with Broad Oak secondary school being right across the road and Weston-super-Mare Golf Club is right around the corner with well-manicured grounds and a busy and sociable club house. The ever popular village of Uphill is also nearby which provides further access to the beach for the keen walker and a stunning walk up the hill delivers an expansive view across Weston-super-Mare and the hills beyond, the coastline and South Wales. For the commuter, excellent transport links are easily accessible including Junction 21 which provides access to the M5, and from there to most major towns and cities. There is a mainline train station enabling fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts. EPC Rating C69, Council Tax Band A.

- A one bedroom, ground floor apartment in the popular South Ward area
- Freehold tenure
- Light and bright living area plus a lovely garden room
- In need of refurbishment, presenting an exciting opportunity to make your own mark!
- Within reach of local parks, seafront and amenities
- Sold with the benefit of no onward chain
- Wraparound private garden



Accommodation

Communal Entrance

Communal entrance door and hallway leading to Apartment Number Two on the ground floor.

Hallway

Wood effect laminate flooring, doors to rooms, ceiling light.

Bathroom

Low level W/C, wash hand basin and pedestal, panelled bath with electric shower over, tiled walls, extraction fan, radiator, ceiling light.

Bedroom

UPVC double glazed window, radiator, ceiling light.

Living Room

A light and bright main living area with a UPVC double glazed window to side and sliding patio door onto garden room, radiator, wall and ceiling lights, door to kitchen.

Kitchen

A range of wall and floor units and worktops over, inset ceramic one and a half bowl sink and drainer positioned under a UPVC double glazed window, space for cooker with extraction hood over, space for appliances, built-in airing cupboard, radiator ceiling light, door to former garage.

Former Garage

A former garage with up and over garage door, wall light and power supply points.

Garden Room

A timber structure with single glazed window panes leading onto the garden area with a raised timber deck flooring.

Private Garden

A wonderful wraparound garden area mostly laid to gravel with raised borders, shrubs and hedges, gated access to the rear driveway.

Driveway

A shared driveway area laid to tarmac leading to the former garage.

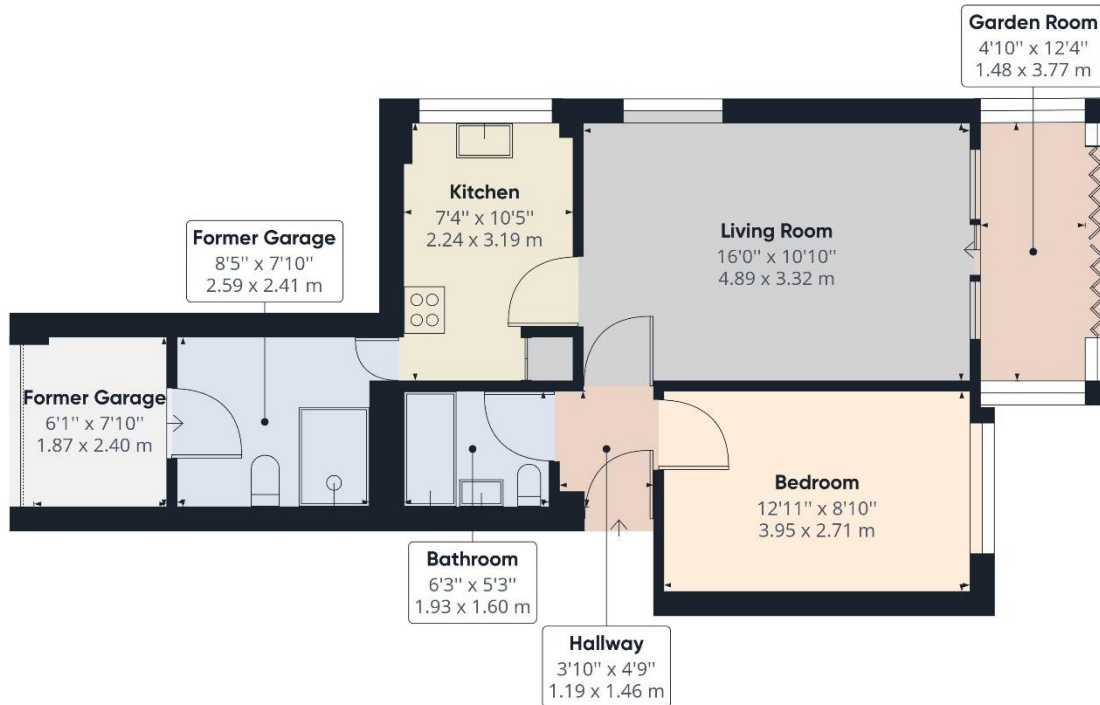
Tenure

Freehold.

Services

Mains gas, electricity, water, drainage.





Approximate total area⁽¹⁾
610.58 ft²
56.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk