



45b Swiss Road, Weston-super-Mare, North Somerset, BS23 3AY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

45b Swiss Road, Weston-super-Mare, North Somerset, BS23 3AY

£169,995

Discover this charming two-bedroom house in the heart of Weston-super-Mare. This mews style home offers a convenient and comfortable living experience. Situated in a central location, you'll find local amenities and transport options just a stone's throw away, making daily errands and commuting hassle-free. The property benefits from a private courtyard area and an allocated off-street parking space. Currently tenanted, this could present an attractive investment prospect for the buy-to-let investor or could be sold with vacant possession should you wish. The layout is modern and practical, offering a welcoming atmosphere. The property briefly comprises an open plan kitchen, living and dining area, two bedrooms and a bathroom. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront and promenade are also close by. For the family, numerous primary and secondary schools are available, as is Weston College with a wide range of facilities. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station runs excellent transport links to most major towns and cities, and the nearby bus service offers connection to most areas of the town and outlying districts.

- A brilliant two bedroom, freehold, mews style house
- Well positioned within the town centre of Weston-super-Mare, within reach of local amenities and transport links
- Private courtyard area
- Currently tenanted so may present an attractive investment prospect, or sold with vacant possession as you wish
- Allocated off street parking
- Gas central heating
- EPC Rating C77, Council Tax Band A.



Accommodation

Entrance

Step up to a timber framed double glazed door into main living area.

An open plan kitchen, living and dining area

Living / Dining Area

A timber framed double glazed window, radiator, ceiling light.

Kitchen Area

Tile effect laminate flooring, a range of wall and floor units with worktops and tiled splashbacks over, stainless steel sink and drainer, high-level fixed UPVC double glazed window, space for cooker and appliances, wall mounted gas fired boiler, extraction fan, ceiling light.

Stairs rising from living area to first floor landing

First Floor Landing

Doors to first floor rooms, skylight window, ceiling lights.

Bathroom

A low-level WC, tile effect laminate flooring, panelled bath with shower attachment over, wash hand basin and pedestal, timber framed double glazed window, skylight window, radiator, extraction fan, ceiling light.

Bedroom One

A timber framed double glazed window, skylight window, built-in storage cupboard, part sloping ceilings, radiator, ceiling light.

Bedroom Two

Part sloping ceiling with a double glazed skylight window, radiator, ceiling light.

Outside

Courtyard

On approach to the property, there is a brick archway feature and gated access to a slab patio pathway leading to the entrance door, an area laid to Astroturf and further slab patio provides an enclosed courtyard area.

Parking

One allocated off street parking space.

Access

The parking area is accessed via a shared driveway to the side and leading to the rear of number 45.

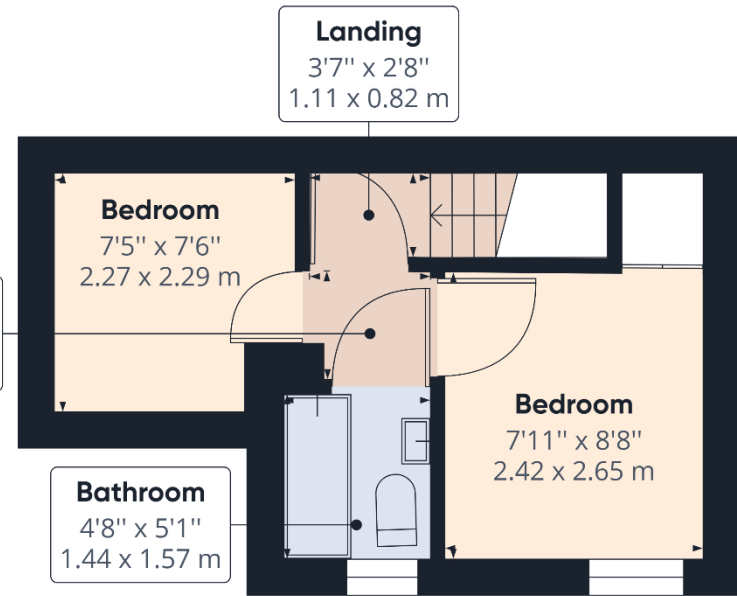
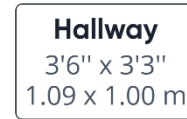
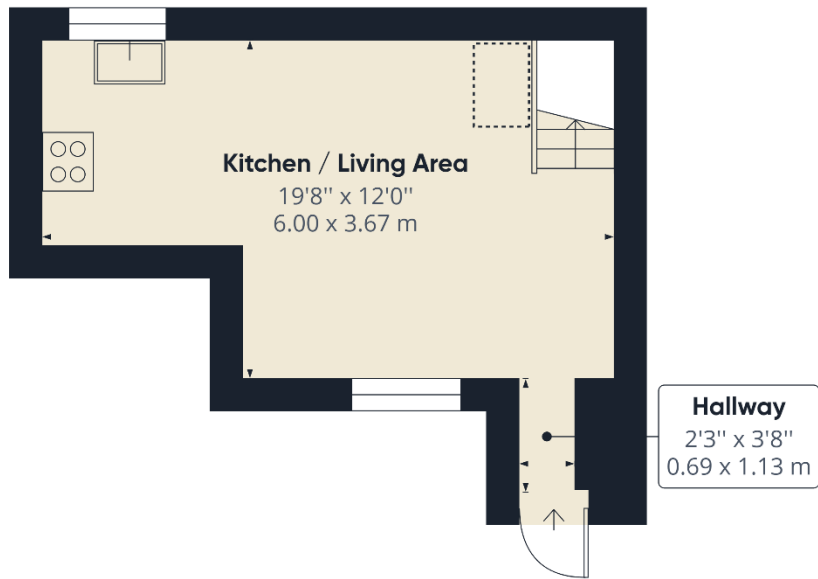
Tenure

Freehold

Services

Mains electric, water, gas and drainage.





Floor 0



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

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.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk