



Flat 1, 5 Beaufort Road, Weston-super-Mare, North Somerset, BS23 3BB



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£117,500

Welcome to this cosy one-bedroom ground floor apartment, recently refreshed with new carpets and flooring throughout, giving it a bright and modern feel.

This home offers everyday comfort with UPVC double glazing and gas central heating, ensuring warmth and efficiency whatever the weather. Convenient off-street parking adds to the ease of living here. Ideal for first-time buyers or investors, this property comes with the added bonus of no onward chain, simplifying the transition process. Experience comfort and convenience in this charming apartment, where simplicity meets modern living.

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. Within walking distance to 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.

- One bedroom, ground floor, leasehold apartment
- Recently renovated with new carpets and flooring throughout
- UPVC double glazing and gas central heating
- Off-street parking
- Ideal property for the first time buyer or investor
- Sold with the benefit of no onward chain
- EPC rating E53, council tax band A



Accommodation

Entrance

On approach to the property there is a covered porch area and timber door leading into a communal entrance hallway and Apartment Number One.

Hallway

Doors to principal rooms, radiator, ceiling light.

Bedroom One

Super double bedroom with a built-in storage cupboard, UPVC double glazed window, radiator, picture rail, ceiling light, door to en-suite shower room.

En-suite

Complete modern refit, with wood effect vinyl flooring, low-level WC, wash hand basin over vanity unit, enclosed mains, shower, extraction fan, ceiling light.

Kitchen / Living / Dining Area

A light and bright main living / kitchen area with a UPVC double glazed bay style window to front, part covered ceiling complete with picture rail and ceiling light. Kitchen area with a range of wall and floor units, worktops and tiled splashbacks over, inset stainless steel sink and drainer, freestanding cooker, radiator, ceiling light, space for undercounter fridge freezer.

Outside

To the front of the property there is a tarmac driveway, providing off-street parking. The vendor has advised that there is one parking space per apartment which is un-allocated.

Tenure

Leasehold.

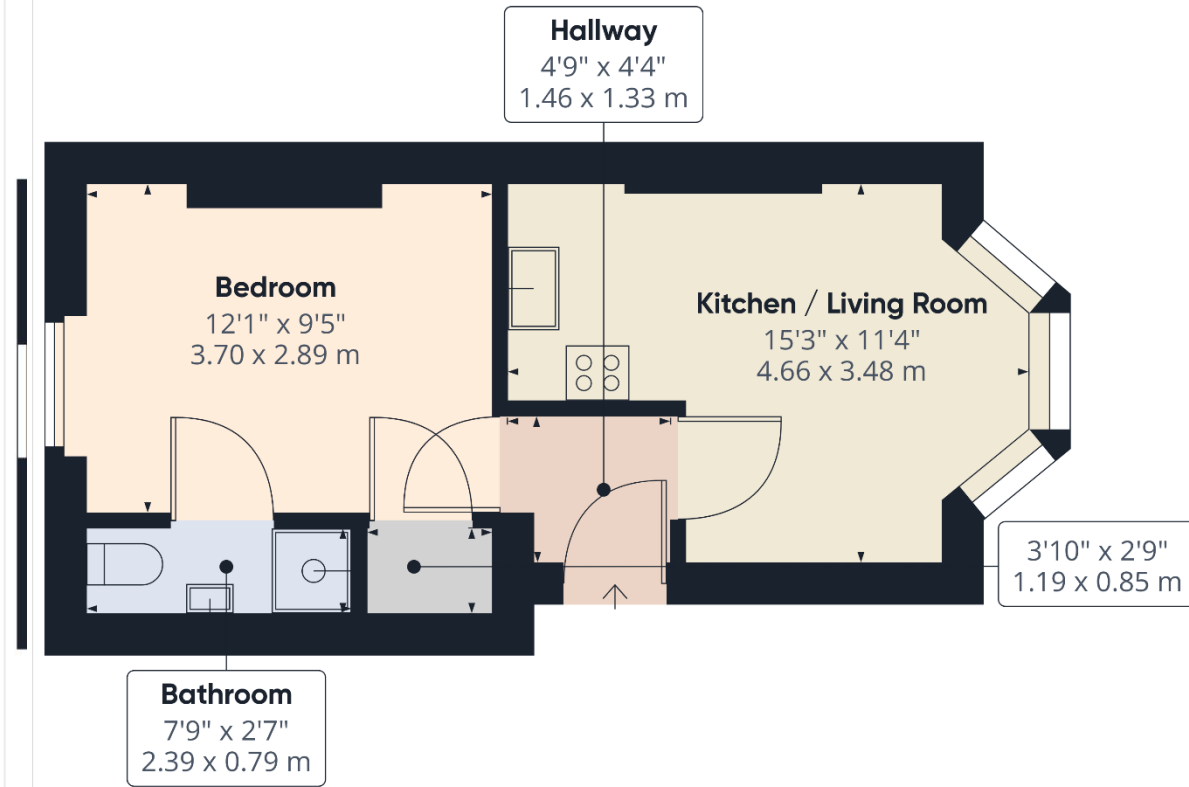
Management Fees & Ground Rent

Management fees - £25.00 PCM.

Services

Mains drainage, electric, gas and water.





Approximate total area⁽¹⁾
 305.79 ft²
 28.41 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		73 C
55-68	D		
39-54	E	53 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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