



52a Clifton Road, Weston-Super-Mare, North Somerset, BS23 1BW



DAVID PLAISTER

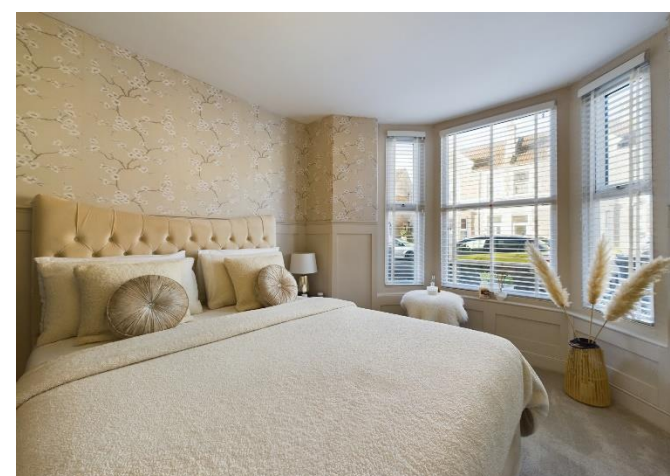
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£225,000

Welcome to this charming ground floor two-bedroom apartment, where modern comfort meets timeless allure. Recently renovated and impeccably maintained, this residence offers a cosy retreat in a serene setting. Step into the inviting living area, bathed in natural light, providing a cosy space for relaxation or entertaining guests. The kitchen immaculately presented and equipped with modern appliances and ample storage. Each bedroom exudes its own unique charm, offering a peaceful sanctuary for restful nights. Outside, the private gardens provide a tranquil escape, perfect for enjoying the outdoors or hosting intimate gatherings. Conveniently located within reach of amenities, this apartment offers the best of both worlds – a peaceful retreat with easy access to shopping, dining, and leisure activities. With its immaculate presentation and characterful features, this ground floor apartment is a true gem waiting to be called home. Don't miss the opportunity to experience comfortable living with a touch of charm. Clifton Road is located within easy reach of the town centre and shares all the amenities associated with a busy seaside town with a selection of shopping, leisure and school facilities close to hand. For the commuter Junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station providing fast, easy access to all major parts of the country. Bristol International Airport is approximately a thirty-minute drive away and a regular bus service provides access to most areas of the town and outlying districts.

- A wonderful ground floor, two bedroom apartment
- Immaculately presented throughout and recently renovated
- Private and enclosed gardens
- Within reach of local amenities
- Characterful and charming features
- EPC Rating; D62, Council tax band; A



Accommodation

Entrance

On approach to the property, there is gated access to the slab patio pathway, leading to a UPVC double glazed entrance door into hallway.

Hallway

Doors to ground floor rooms, radiators, ceiling light.

Bedroom one

UPVC double glazed style window with decorative panelling surround, panelled walls, radiator, built-in wardrobes with sliding doors, ceiling light.

Bathroom

A low-level W/C, wood affect flooring and tiled walls, panelled bath with shower attachment and glass screen over, wash hand basin over vanity unit, extractor fan, ceiling light and heated towel rail.

Living area

Wood affect flooring, a light and bright living area with a UPVC double glazed window, fireplace and surround, radiator, door to kitchen and ceiling light.

Kitchen / Breakfast room

A well presented kitchen area with wood effect flooring a range of wall and floor units with worktops and tiled splashbacks over, gas hob with extraction hood over, eye level oven and grill, inset composite sink and drainer positioned under a UPVC double glazed window, space and plumbing for appliances, integrated fridge / freezer, UPVC double glazed door to garden, roof access hatch, ceiling lights. Door bedroom two.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Outside

Front

A private and enclosed front garden area mostly laid to slab patio.

Rear

A private and enclosed rear garden mostly laid to artificial grass. There is gated access to the alleyway at the side of the property.

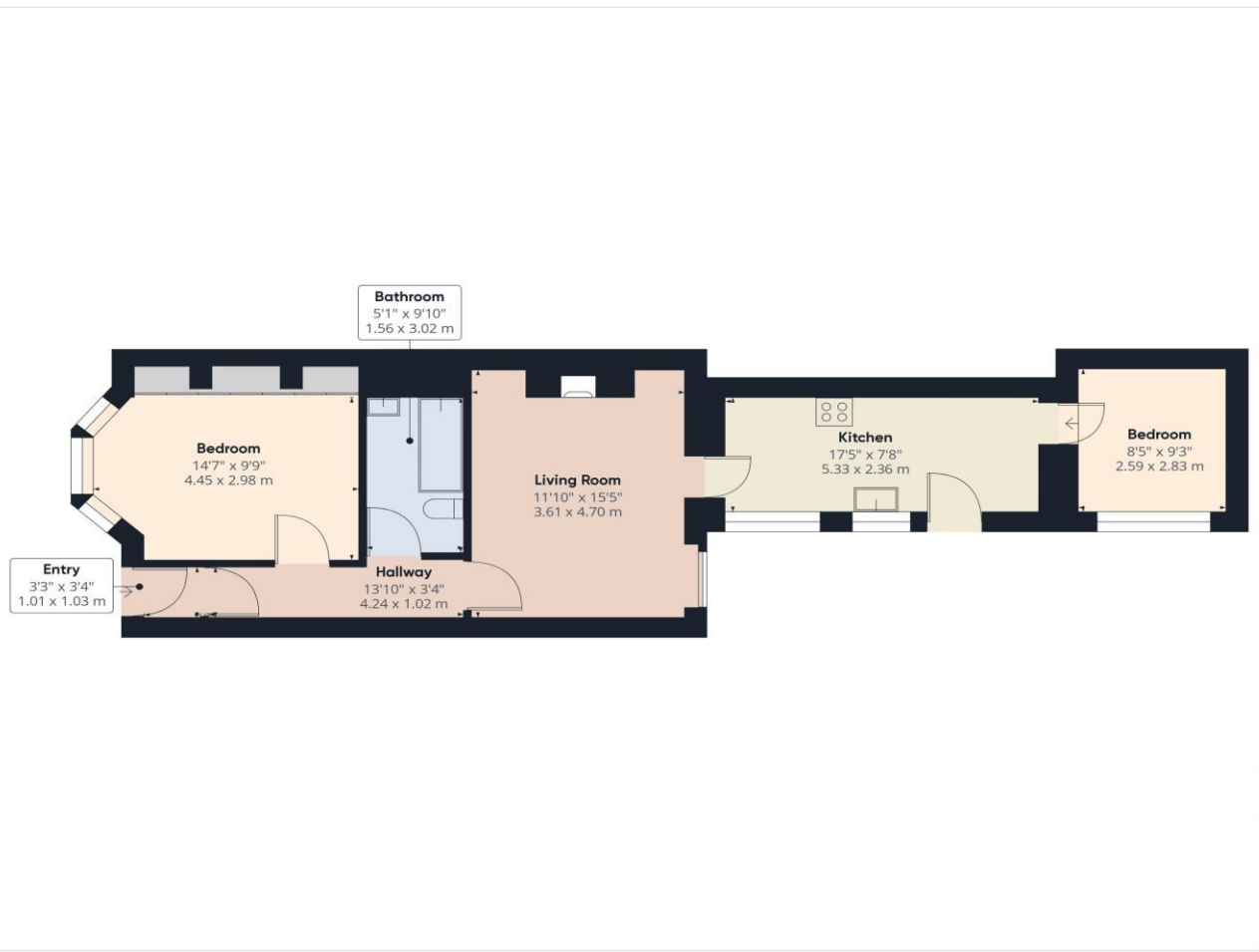
Tenure

TBA

Services

TBA





Approximate total area⁽¹⁾
677.47 ft²
62.94 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	62 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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