

**Apartment 12 Rotary Court, 37 South Road  
Weston-Super-Mare, BS23 2LY**

**£127,500**

A delightfully quirky, two bedroom, third floor, leasehold apartment offering a privileged and elevated position overlooking Weston town. This super apartment is arranged over split levels creating interesting, characterful and versatile rooms throughout. Accommodation comprises; kitchen/dining room, living room, bathroom and two bedrooms. The property boasts impressive views of Weston town and the bay from the spacious living room and offers an allocated off street parking space. Benefiting from an elevated position and within reach of the Sea Front, Weston town centre where local shops, amenities with transport links via train, bus and the M5, junction 21 can be found viewing is recommended to appreciate this charming older property. EPC rating F22, Council Tax Band A.



- Two bedroom, leasehold third floor apartment
- Off street parking
- Privileged and elevated position on Weston's hillside
- Packed with quirky characterful features
- Located on the popular South Road, within reach of the sea front, town centre and local shops and amenities
- Views across Weston town and bay
- EPC rating F22, Council Tax Band A



## ACCOMMODATION

### Entrance

Communal entrance hallway with stairs rising to timber entrance door to apartment 12.

### Hallway

Carpeted flooring, doors to bedrooms, wall light.

### Bedroom Two 12' 2" x 10' 1" (3.71m x 3.07m)

Carpeted flooring, night storage heater, timber framed single glazed sash window, access to roof space, ceiling light.

### Stair flight rising to kitchen/dining room from hallway.

Carpeted stairs, internal window (to bathroom), timber handrail.

### Kitchen/Dining Room 24' 9" x 11' 3" (7.55m x 3.44m)(maximum)

Carpeted and vinyl flooring, range of floor units, integrated one and a half bowl sink and drainer with mixer tap over, space and plumbing for appliances, integrated four ring electric hob and oven, two timber framed double glazed skylight windows, timber framed single glazed fixed sky light window, space for dining table, night storage heater, door to eves storage, sloped ceiling, wall and ceiling lights, doors to rooms.

### Living Room 15' 9" x 13' 9" (4.81m x 4.19m)(maximum)

Carpeted flooring, decorative fireplace, two night storage heaters, two timber framed single glazed sash windows, stunning views over Weston town and bay, ceiling rose and ceiling light, door to bedroom one.

### Bedroom One 17' 2" x 15' 6" (5.23m x 4.72m)(ceiling narrowing to 0.91m)(maximum)

Exposed and painted timber wood flooring, night storage heater, sloped ceiling, timber beams, two single glazed windows, ceiling light.

### Bathroom 13' 11" x 7' 11" (4.25m x 2.42m)(maximum)

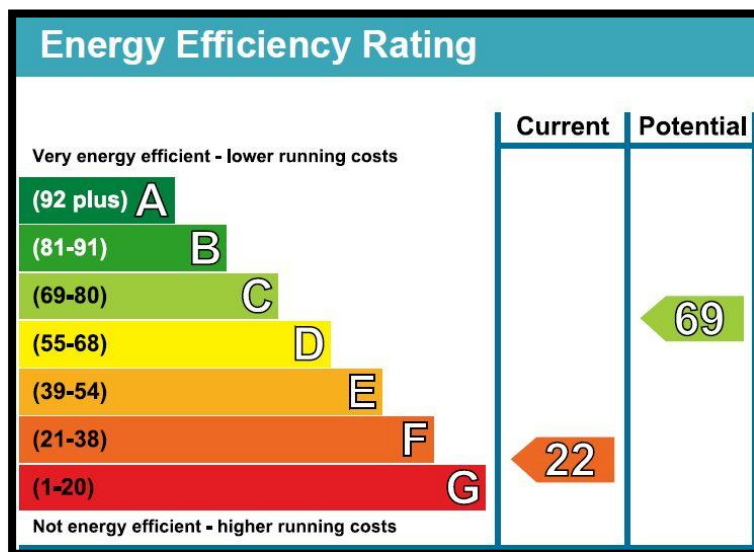
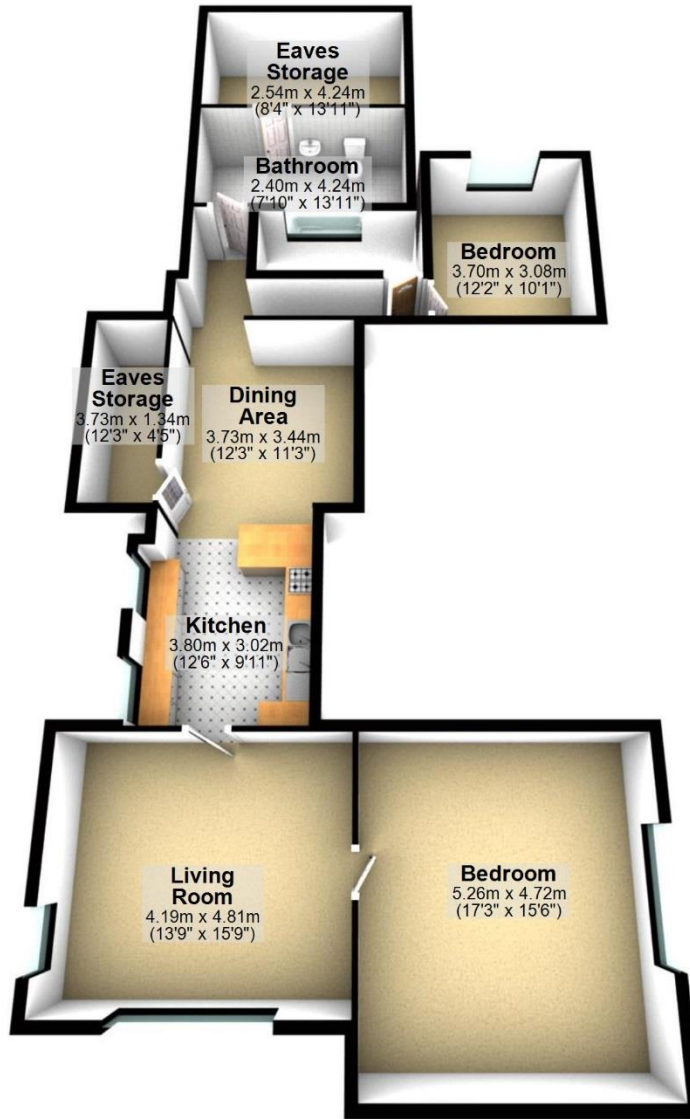
Timber flooring, low level W/C, wash hand basin, panelled bath, sloped ceilings, sky light window, door to usable storage cupboard housing hot water tank.







# Flat 12, Rotary Court, WsM



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