



2

Bedrooms



1

Bathroom







We are pleased to offer for sale this rear ground floor garden flat which is partially single storey, located in the popular area of South Ward and handy for Weston Golf Course and Weston sea front. The property is offered for sale with no onward chain and briefly comprises; entrance hall, lounge, kitchen/dining room, 2 bedrooms and a bathroom. The gardens are laid mainly to patio and enjoy a good amounts of sunshine. There is also an allocated parking space for the property and a useful stone outbuilding. The property is handy for local amenities including; shops, parks and schools with Weston prom a short walk away. A regular bus service is available for Weston town centre and beyond along with Weston railway station for travelling to Bristol etc.

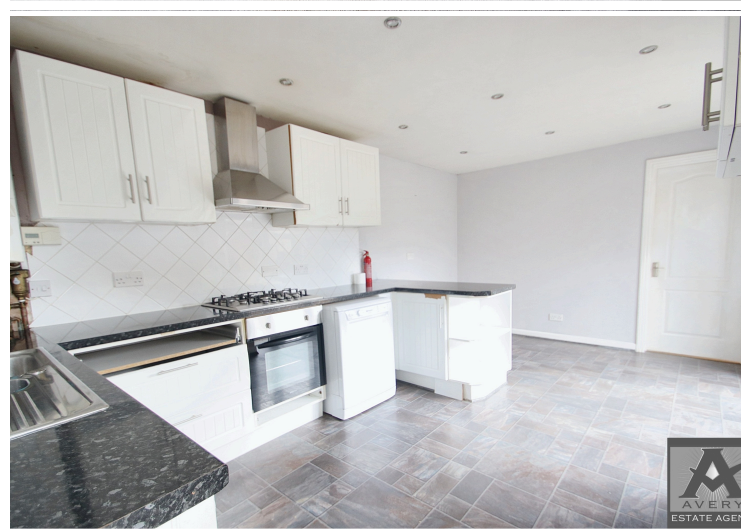
### Tenure

We are advised that the property is Leasehold. The term of Lease is 995 years from 1993 with a balance of 963 years remaining. We understand that the Management Company charges are currently set at £50.00 per month.



- **Ground Floor Garden Flat**
- **EPC Rating D**
- **Useful Outside Store**
- **Popular Location Near Sea Front**
- **N Som Council Tax Band A**
- **No Onward Chain!**

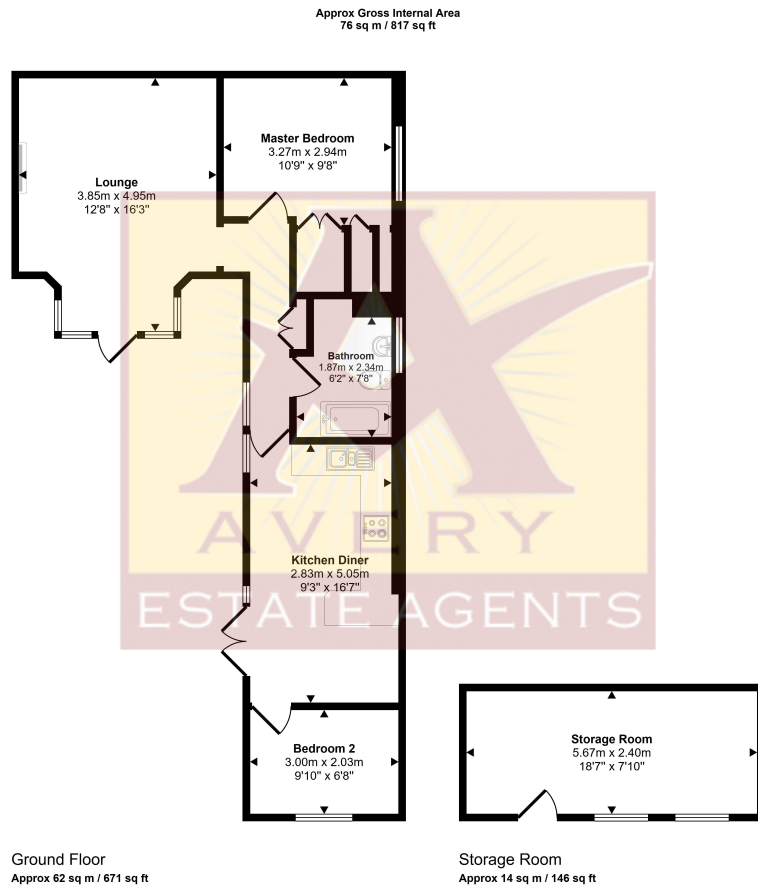













This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 90 Quantock Road, BS23

