



1 Furland Road, Weston-Super-Mare, Somerset BS22 8DL

£200,000

*** AMAZING BUSINESS OPPORTUNITY / INVESTMENT *** POTENTIALLY OFFERING A 11.4% YIELD & £22,800 A YEAR INCOME *** 2/3 BEDROOM HOUSE / DUPLEX APARTMENT *** SEPARATE COMMERCIAL BUILDING CURRENTLY WITH A BUSY HAIR DRESSING SALON / BARBERS *** NO ONWARD CHAIN ***

Bedroom



Landing



Living Room

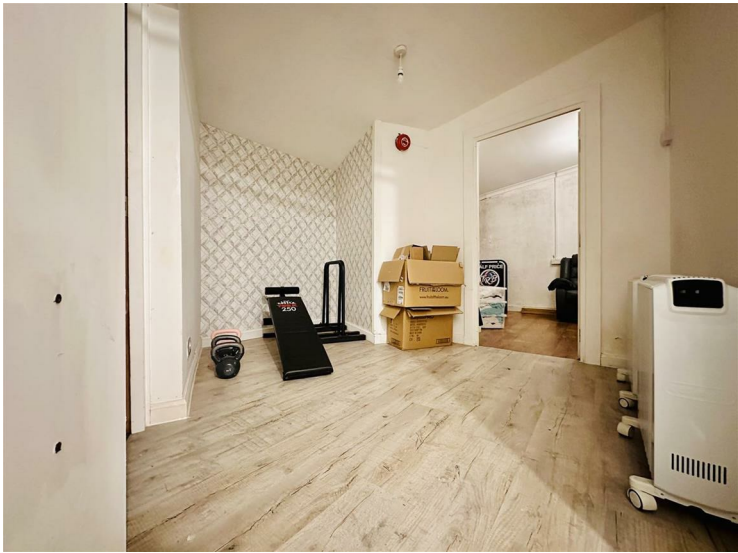


Kitchen

Bedroom



Bathroom



Store Room



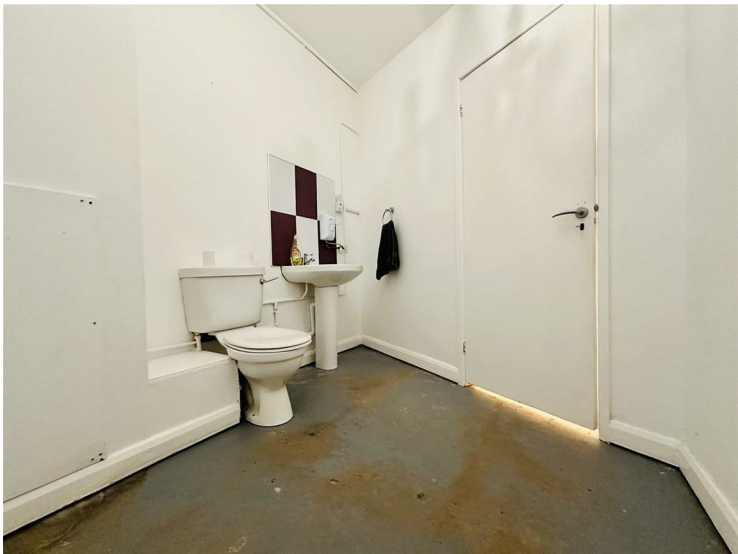
Backroom



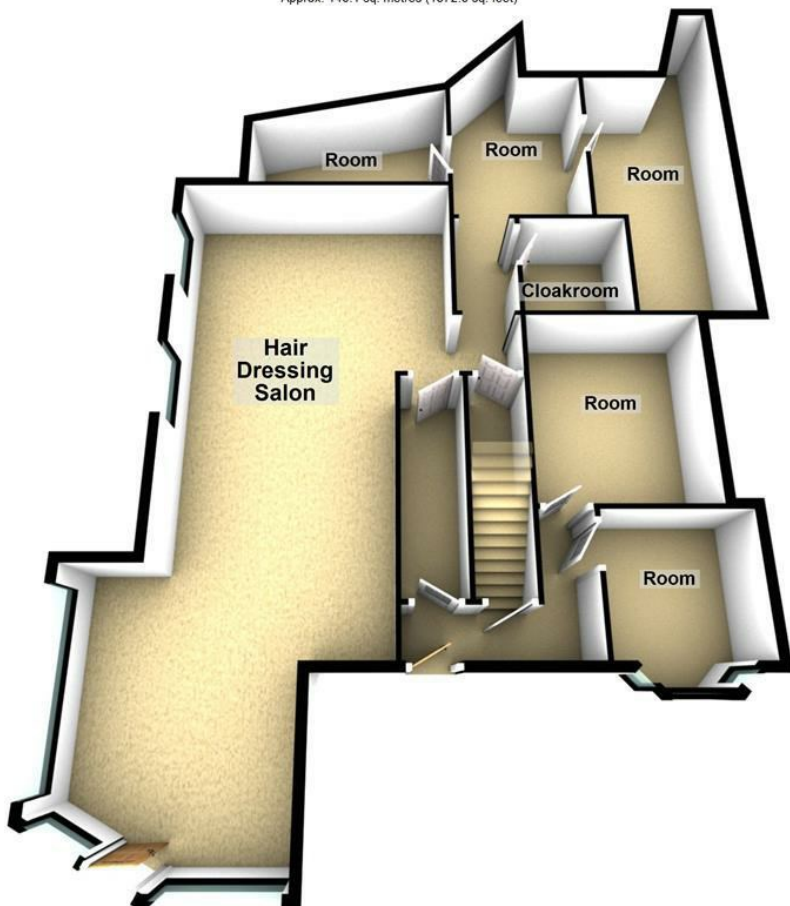
Cloakroom



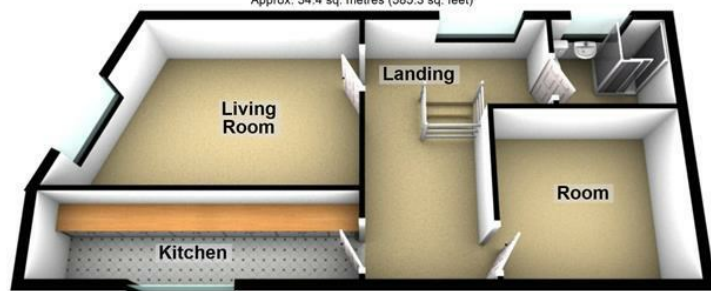
Backroom Two



Ground Floor
Approx. 146.1 sq. metres (1572.6 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 200.5 sq. metres (2157.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	