



Flat 1, 61 Walliscote Road  
Weston-super-mare, North Somerset, BS23 1EF

£230,000 Leasehold

**FARRONS**  
SALES & LETTING

# Flat 1, 61 Walliscote Road

Weston-super-mare North Somerset BS23 1EF

**NO ONWARD CHAIN.** Well managed three bedroom ground floor apartment situated in an enviable position, close to the beach and all local amenities. This spacious home is a lovely example of its period, with the added benefit of a private rear garden. Call now to view!

Three Bedrooms  
Ground Floor Apartment  
Private Rear Garden  
Lounge / Dining Room  
Bathroom  
Kitchen  
Well Maintained Throughout  
Close To Beach & Amenities

## Services

Mains electricity, mains water, mains drainage, mains gas

## Tenure

Leasehold

## Council tax

Band D

## Location

The Property occupies a sought after level location close to Clarence Park within the popular South Ward area of Weston-super-Mare, just a short walk from the Beach Lawns and Weston sea front. Weston-super-Mare Golf Club is within walking distance and there are local shops available nearby with a more comprehensive range of shopping and leisure facilities available in Weston town centre including: The Indoor Sovereign Shopping Centre, numerous high street Retail Outlets and Banks, Doctor and Dentist Surgeries, Professional Services, Restaurants, Cinema, Theatre, Sports Centre and the famous Weston Pier. There is a selection of pre-school, primary and secondary education available in the area. The local bus service provides access to the surrounding district and for those travelling further afield there are mainline railway connections at Weston-super-Mare and Worle Parkway providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at Junction 21 (St Georges) or Junction 22 (Edithmead) and Bristol International Airport is within a 30 minute drive.

## Description

Very impressive three bedroom ground floor apartment that retains the charm of the period of its build, with signature high ceilings that are a feature of the Victorian era. Internally this spacious home has in the region of 955 sq ft of living space, providing three bedrooms, a living room, kitchen and bathroom. Externally the property has an attractive rear garden that is for the sole use of this apartment.

## Measurements

Lounge: 17'4 x 15'2

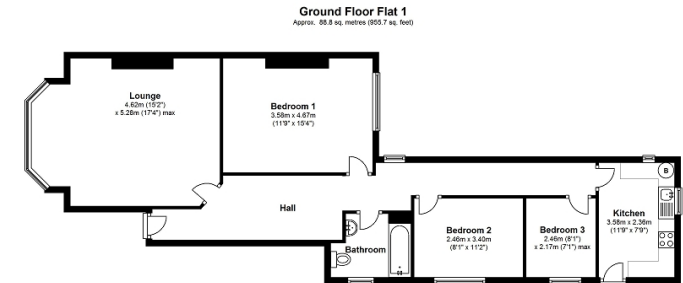
Kitchen: 11'9 x 7'9

Bedroom One: 15'4 x 11'9

Bedroom Two: 11'2 x 8'1

Bedroom Three: 8'1 x 7'1

The property will be sold with a new management company formed, longer leases applied to the properties in the building and each purchaser owning an equal share of the Freehold. Further details to follow.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Ground Floor Flat 1

**Tel: 01934 842 000**  
30 Woodborough Road, Winscombe.  
North Somerset. BS25 1AG  
sales@farrons.co.uk  
www.farrons.co.uk

**FARRONS**  
SALES & LETTING

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.