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WEST CLIFF VILLAS, WESTON-SUPER-MARE, BS23 2EN



£355,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! A rare opportunity to acquire a detached villa within a stones throw of stunning sea views over Birnbeck Pier and Prince Consort Gardens. The property boasts impressive high vaulted ceilings, over stunning contemporary accommodation that includes an open plan living room and kitchen, two double bedrooms, en suite and bathroom. Call now to arrange a viewing!

Location

Situated within an outstanding development overlooking Birnbeck Pier. There are a range of local amenities nearby including the Beach Lawns and Weston sea front with a wide range of shopping and leisure facilities available in Weston-super-Mare town centre, including: The Indoor Sovereign Shopping Centre, a wide range of Retail Outlets and Professional Practices, High Street Banks, Doctor and Dental Surgeries, Public Houses, Restaurants and Cinemas, the Playhouse Theatre and of course the famous Weston Pier. There is a comprehensive range of pre-school, primary and secondary education available in the area and the local bus service provides access to the surrounding district. 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 and Bristol Airport is within a 40 minute drive.





Entrance Porch

Double glazed French doors and windows with a view towards the sea. Double doors to:

Open Plan Living/Kitchen/Dining (23' 02" x 19' 0") or (7.06m x 5.79m)

A spectacular room, with dual aspect sash windows providing a sea view, under an impressively high vaulted ceiling with exposed beams. Wood flooring. Contemporary fitted kitchen with granite work surfaces and splash backs, with integrated appliances that include an oven, electric hob, fridge, freezer and dishwasher. Door to:

Inner Hallway

Wood flooring, loft access, utility cupboard with hot water tank, electric boiler, and space for a washing machine. Doors to:

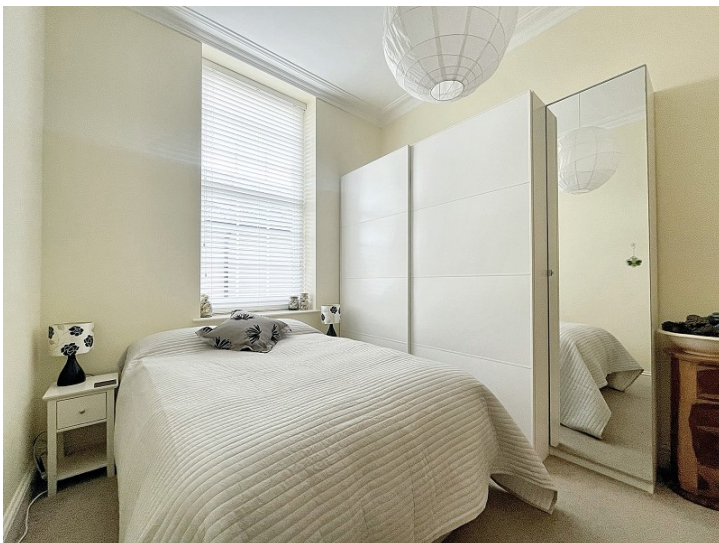
Bedroom 1 (19' 04" x 11' 02") or (5.89m x 3.40m)

Another stunning room, with high vaulted ceiling and a large double glazed range of windows. Carpeted flooring. Range of free-standing wardrobes. Door to:



En Suite

Large double glazed sash window. Walk-in shower cubicle, WC, pedestal wash basin, heated towel radiator, tiled flooring.





Bedroom 2 (14' 11" x 9' 02") or (4.55m x 2.79m)

Double bedroom with large double glazed sash window facing the sea! Carpeted flooring. Free-standing double wardrobe.

Bathroom

Bath with shower over. WC. Pedestal wash basin. Heated towel radiator. Tiled flooring.

Loft Storage Space

A useful large loft space that offers potential to convert to a useable room, subject to achieving the necessary consent.

Rear Courtyard.

A small area to the rear of the building, suitable for a garden shed and some seating if required.





Communal Gardens & Parking

Lush, landscaped lawn gardens to the front of the development, providing outstanding panoramic sunset views over the sea , Prince Consort Gardens and Birbeck Pier.

There is an allocated parking space for the property as well as two visitor spaces.

Leasehold Information

Management Charge: £2600 per annum

Ground rent: £180 per annum

Leasehold: 999 years from conversion (exact amount of years left to be confirmed)

Material Information

Council Tax: D - £2340 per annum

Property Type: Detached Villa

Property Construction: Stone and slate tiled roof

Electric Connected: Yes

Gas Connected: No

Water Connected: Yes

Sewerage: Mains

Heating - Type: Electric boiler providing central heating

Broadband - Fibre

Parking: One space in shared car park

Any known safety concerns: No

Any restrictions/covenants: Yes - review lease

Any rights/easements: Yes - review lease

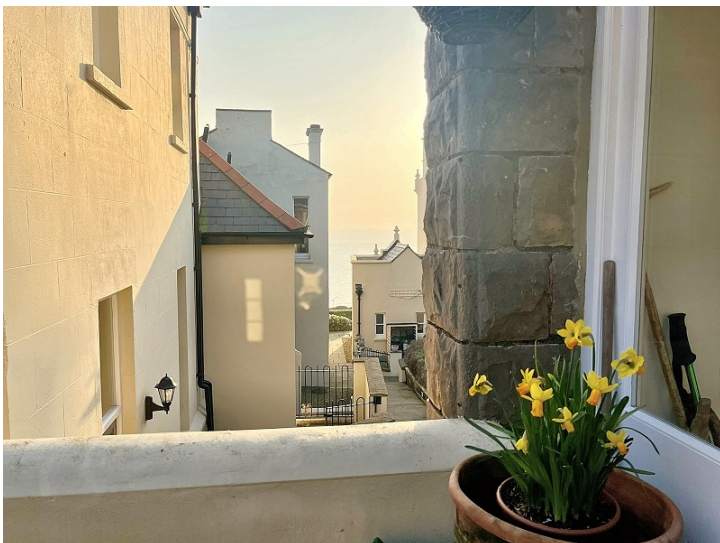
Has the property flooded in the last 5 years: No

Is the property subject to coastal erosion: No

Are there any planning applications/permissions that will affect the property: No

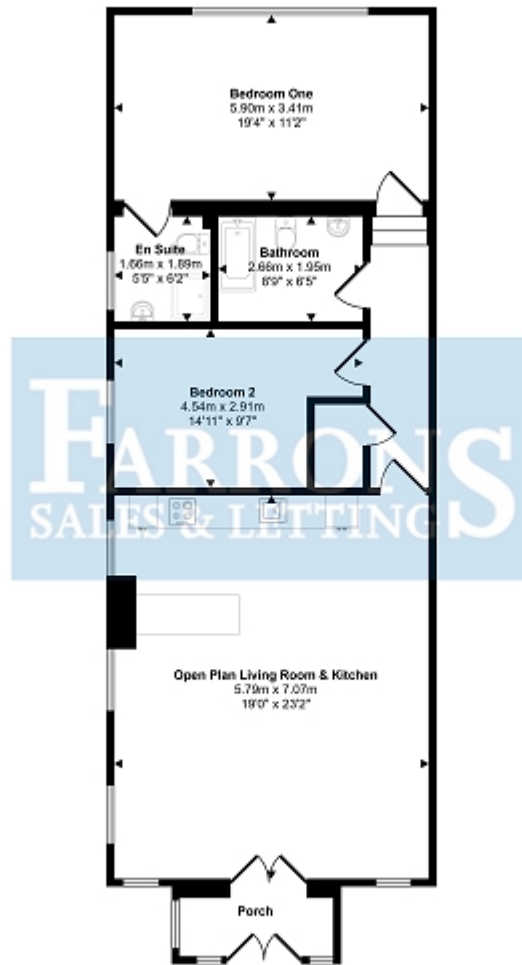
Have any accessibility/adaptations been made to the property: No

Is the property in a coalfield/mining area: No



Passionate about Property

Approx Gross Internal Area
57 sq m / 1045 sq ft



Floorplan

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 365.

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

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract