



**KEW ROAD, WESTON-SUPER-MARE, BS23 2NP**



**OFFERS IN EXCESS  
OF £167,000  
LEASEHOLD**



# Passionate about Property

## STAMP DUTY OFFER!\* NO ONWARD CHAIN!

Beautifully presented two bedroom ground floor garden apartment, situated in a leafy hillside location within five minutes walk of the beach and the wealth of local amenities on the offer! The property benefits from a secluded position within the development, rear and side gardens, gas heating and a wide parking bay suitable for two vehicles. Call now to arrange a viewing!

### \*Stamp Duty Offer!

Our client is happy to pay the stamp duty costs for the successful purchaser, subject to the offer received. Please note, if this is a second-home purchase our client will not contribute to the stamp duty surcharge of 5% for those owning more than one property.

### Location

The apartment is situated in a hillside location, 5 minutes walk from shops, restaurants, bars, cafes and the beach.

Weston-super-Mare is a seaside town on the Bristol Channel coast in North Somerset. Known for its long sandy beach, traditional pier, and family-friendly attractions, it has been a popular holiday destination since the Victorian era. The Grand Pier, with amusements and rides, and the town's Marine Lake offer classic coastal charm. Weston also hosts events like the Weston Air Festival, the Electric Light Carnival, and features nearby attractions such as the Mendip Hills, Mendip Ski Centre, a wealth of amenities, Brean Down, as well as great motor and rail links.

### Entrance Hall

Privately accessed through a upvc double glazed door on the front elevation. Carpeted flooring. Radiator. Doors to:

### Open Plan Kitchen & Living Room (16' 10" x 12' 03" ) or (5.13m x 3.73m)

A comfortable open plan living room with dual aspect upvc double glazed windows and French doors to the front and side elevations. Part carpeted and vinyl flooring. Fitted kitchen with wall and base units, sink, built-in oven, electric hob with extractor over and washing machine. Radiator. Gas boiler.

### Bedroom 1 (16' 07" x 11' 07" ) or (5.05m x 3.53m)

Impressive principal bedroom with a upvc double glazed window to side elevation, carpeted flooring, an extensive range of built in wardrobes and a radiator.







#### **Bedroom 2 (12' 08" x 11' 08" ) or (3.86m x 3.56m)**

Another spacious double bedroom with upvc double glazed French doors to the front which open into the gardens. Carpeted flooring. Radiator. Currently used as a lounge by our client.

#### **Bathroom**

Contemporary suite with a upvc double glazed window to side, heated towel radiator, WC, vanity unit with inset wash basin, built-in medicine cupboard and shelving, bath with shower over, vinyl flooring.

#### **Gardens**

Secluded front and rear gardens bordered by natural stone walls and timber fencing, providing seating areas to both elevations, easy access to the parking area and a garden shed.

#### **Parking**

Wide parking bay directly outside the entrance to the flat, with space for two vehicles.

#### **Material Information**

As provided by vendor :-

Council Tax Band A

Leasehold

Maintenance Charge: £145 per month

Ground Rent: £180 per year

Lease Length: 999 years from 2016

Brick Built

Electricity, Gas & Water Connected

Mains Sewage

Gas Central Heating

Broadband - Fibre

Parking for two vehicles

No known Safety Concerns

No Restrictions / Covenants

Not Been Flooded in the last 5 years

Not subject to Coastal Erosion

No known Planning applications / Permissions Locally

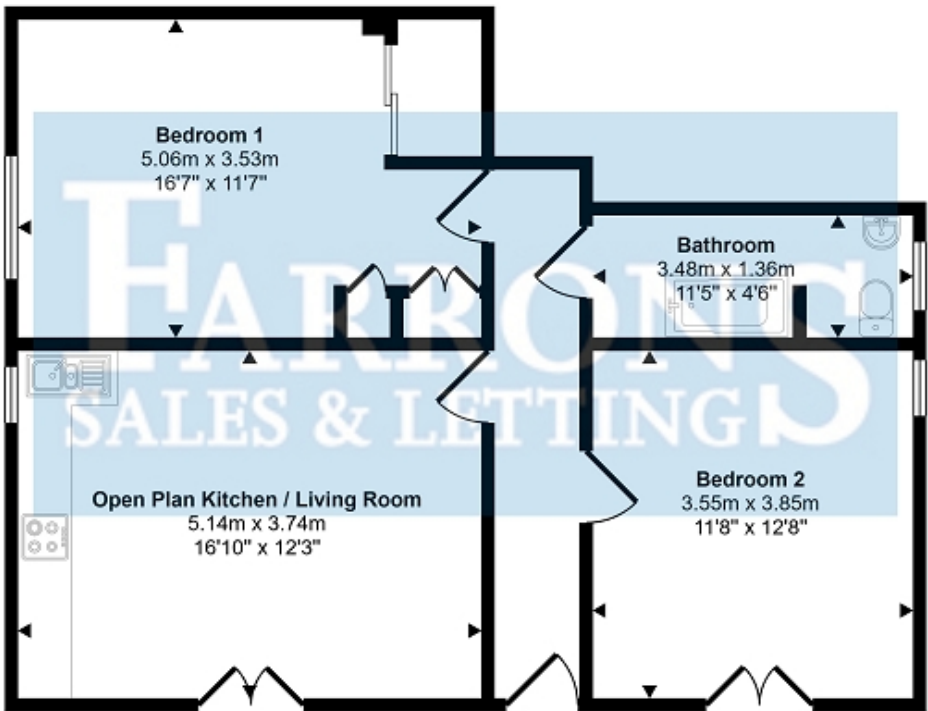
Any Accessibility / Adaptations - No

Not in a mining area



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Approx Gross Internal Area  
64 sq m / 689 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 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>	80	80
(55-68) <b>D</b>		
(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		

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