



Rachel J Homes

Estate Agents

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UPPER CHURCH ROAD, WESTON-SUPER-MARE, BS23 2DX



- Well Presented Ground Floor Flat
- Large Lounge
- Basement Storage
- No Chain
- Two Good Sized Bedrooms
- Kitchen/Breakfast Room
- Double Glazed
- EPC D

£140,000

Rachel J Homes is delighted to market this Modern Ground Floor Flat ideally situated just a stone's throw from the sea front and close to the Town Centre, Transport Links and Amenities. This would make a great first home, or maybe you are downsizing or investment. The well presented accommodation briefly comprises of Own Entrance, Lounge, Kitchen/Breakfast Room, Two Good Sized Bedrooms, Bathroom and Basement Storage. Added benefits of this lovely home include Double Glazing, Electric Heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



Lounge 15' 2" by 11' 6" (4m 62cm by 3m 51cm)

Composite entrance door into lounge, wooden flooring, UPVC double glazed windows to front and side, wall mounted electric heater, T.V. point, doors off.



Kitchen/Breakfast Room 9' 1" by 8' 8" (2m 78cm by 2m 65cm)

Range of wall and base units with work surface over and up tiled, integrated washing machine and dishwasher, electric hob with electric oven under and extractor over, space for fridge freezer, spotlights, wooden flooring.



Bedroom One 11' 5" by 8' 11" (3m 49cm by 2m 71cm)

UPVC double glazed window to side, wall mounted electric heater, storage cupboard housing water tank.

Bedroom Two 10' 5" by 7' 5" (3m 17cm by 2m 26cm)

UPVC double glazed window to rear and side, wall mounted electric heater.



Bathroom 7' 3" by 5' 4" (2m 21cm by 1m 62cm)

UPVC double glazed window to side, panel bath with hot water mixer shower over, low level W/C, wash hand basin set into vanity unit, part tiled walls, heated towel rail, spotlights.

Basement Storage For all Flats

UPVC entrance door, fire alarm panel, meters, bin storage, cage for personal storage.



Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Material Information

Leasehold - 250 years from October 2018

Ground Rent; £100 Per Annum

Maintenance; £789 Per Annum - Includes Building Insurance

Mains Utilities

Council Tax Band A - Approx £1318.99 Per Annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Total area: approx. 57.8 sq. metres (622.7 sq. feet)