



# Rachel Homes

*Estate Agents*

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## BRANSBY WAY, WESTON SUPER MARE, N SOMERSET, BS24 7FN



- Purpose Built Third Floor Flat
- Open Plan Living Area/Kitchen
- Double Glazed & GCH
- No Chain
- Two Bedrooms
- Bathroom
- Allocated Parking Space
- EPC C

### £155,000

Rachel J Homes is delighted to market this Third Floor Flat, situated in a Purpose Built Block on the edge of Weston Village. Ideally located to give easy access to Transport Links via M5 corridor, Rail and Bus Routes, Shops and Amenities. Great for a First Time Buy or Investment. The accommodation briefly comprises of Communal Entrance Hall, Stairs to all Floors, Entrance Hallway, Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom, and Allocated Parking. Added benefits of this property include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



### **Communal Entrance**

Security buzzer entry system, post boxes, stairs to all floors.

### **Entrance Hall**

Two storage cupboards, one housing consumer unit, security entrance phone, radiator, access to loft, doors off.



### **Open Plan Living** 18' 2" by 10' 6" (5m 54cm by 3m 20cm)

UPVC Double glazed window to rear, UPVC Double glazed sliding doors to Juliet balcony, range of wall and base units with work surface over and tiled splash back, stainless steel sink & drainer, gas hob with electric oven under and extractor over, space for washing machine & fridge freezer, TV point, two radiators.



### **Bedroom One** 11' 7" by 9' 6" (3m 52cm by 2m 89cm)

UPVC Double glazed window to rear, radiator, TV point.

### **Bedroom Two** 8' 6" by 7' 1" (2m 59cm by 2m 15cm)

UPVC Double glazed window to rear, radiator.



### **Bathroom** 9' by 5' 7" (2m 75cm by 1m 69cm)

Two UPVC Double glazed windows to side, panel bath with hot water shower over low level W/C, pedestal wash hand basin, radiator, part tiled walls.

### **Outside**

Allocated parking space for 1 car, bike 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.

### Additional Information

Council Tax Band B - Approx.£1703.23 Per Annum

Leasehold Property - Years remaining TBC

Annual Service Charge - £1179.82 - keeping communal areas clean, building insurance, communal electric

Ground Rent £125.00 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan

