

**Garden Flat 15 Atlantic Road South, Weston super Mare, BS23 2DF**  
**£140,000**

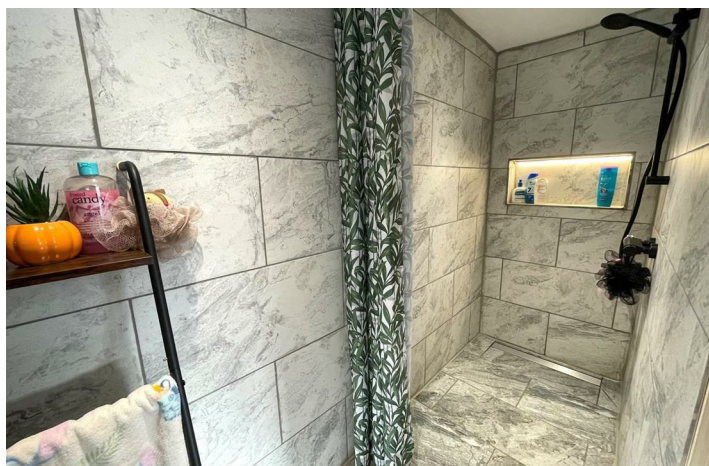
- Well Presented Garden Flat
- Open Plan Lounge/Kitchen
- Low Maintenance Garden
- Weston Hillside
- Double Bedroom with Ensuite Shower
- Double Glazed and GCH
- Allocated Parking Space
- EPC D

# Garden Flat 15 Atlantic Road South, Weston super Mare BS23 2DF

Rachel J Homes is thrilled to market this Well Presented Garden Flat located on Weston Hillside and close to the Sea Front and Promenade. If you are looking for your first home or perhaps downsizing, make sure this is on your list to view. The accommodation is reached by steps down through a private, low maintenance garden and briefly comprises of Open Plan Lounge/Kitchen, Inner Hallway, Separate WC,, Double Bedroom with walk in Shower Ensuite, Allocated Parking for one car. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!! PLEASE NOTE - NO PETS ALLOWED



Council Tax Band: A



**Lounge/Kitchen**

**6.38 x 4.10 (20'11" x 13'5")**

Lounge Area - UPVC double glazed front door and glazed side panels, TV point, radiator, coved ceiling

Kitchen Area - Range of wall and floor units with work surfaces over, inset sink with mixer tap, part tiled walls, space for gas cooker and built in extractor fan, space for under counter fridge and freezer, plumbing for automatic washing machine, wooden flooring.

**Inner Hall**

Radiator, wooden flooring, doors off

**Separate WC**

Low level WC, porcelain sink set in wooden surround, extractor fan, wooden flooring

**Double Bedroom**

**3.45m x 2.95m excluding wardrobes (11'4" x 9'8" excluding wardrobes)**

UPVC double glazed window to front, radiator, inset spotlights, archway to

**Ensuite Shower Room**

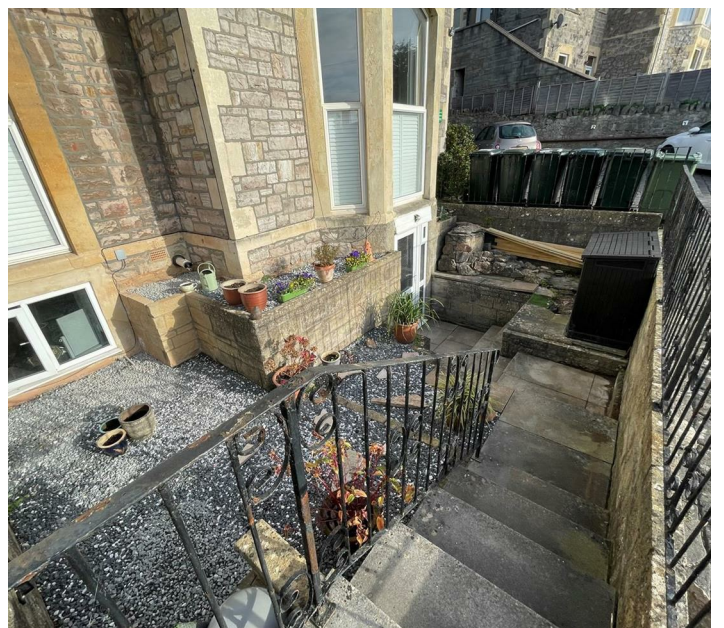
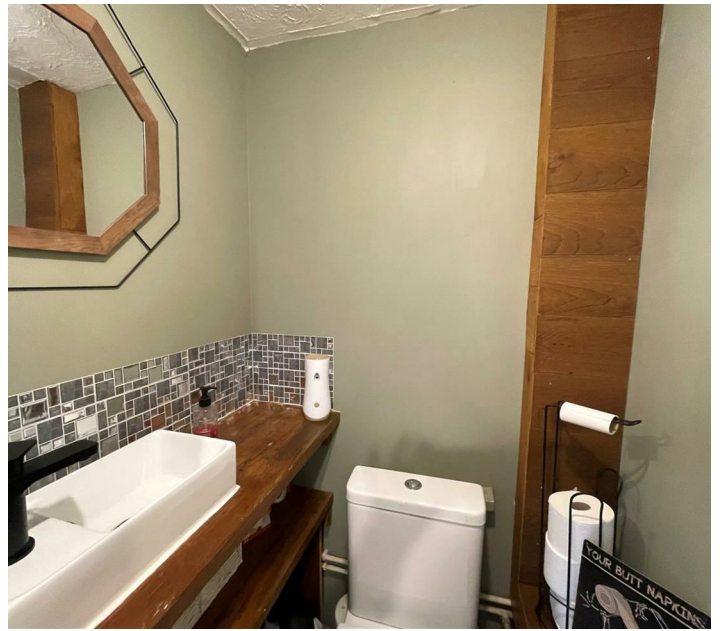
Walk in double shower cubicle, inset spotlights, tiled walls and floor

**Garden**

Enclosed by railings and steps down to terrace garden, low maintenance and laid to patio slabs and decorative shingle area.

**Allocated Parking Space**

Allocated parking space at the front of the property.







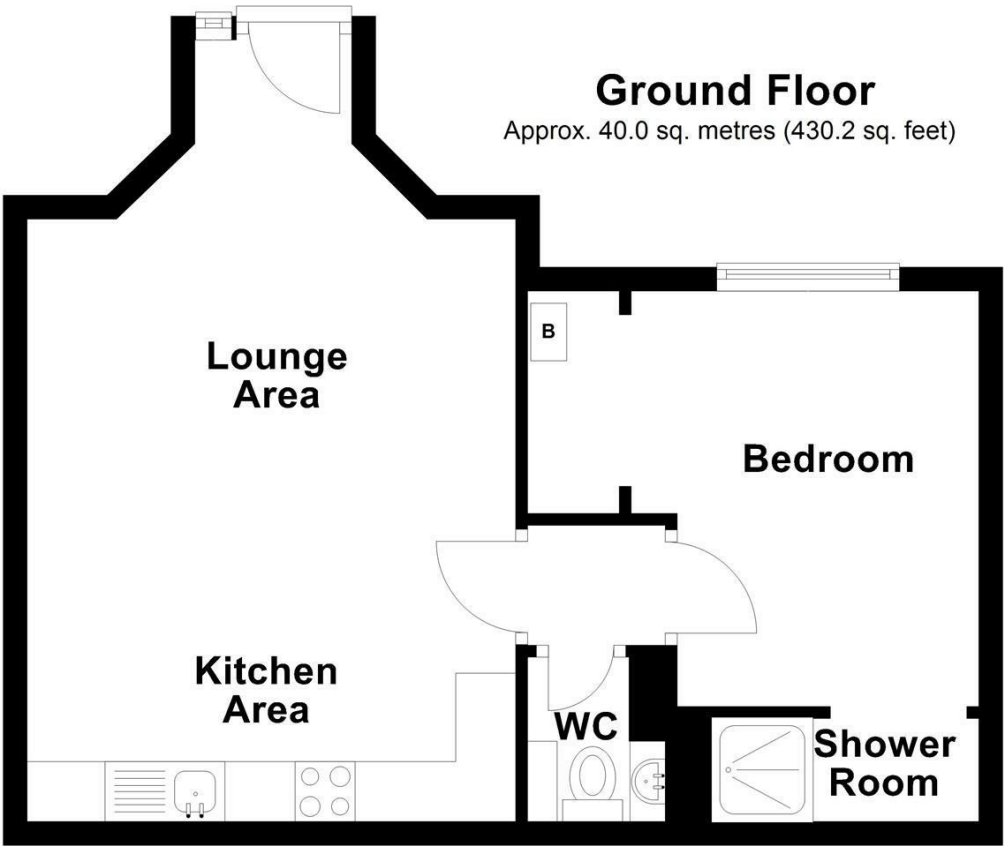
Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 40.0 sq. metres (430.2 sq. feet)