



**GFF, 10 Elmhyrst Road, Weston super mare, BS23 2SJ**

**£175,000**

- Ground Floor One Bedroom Flat
- Kitchen
- Double Glazed
- No Chain
- Lounge/Diner
- Utility Area
- Decked Rear Garden
- EPC B



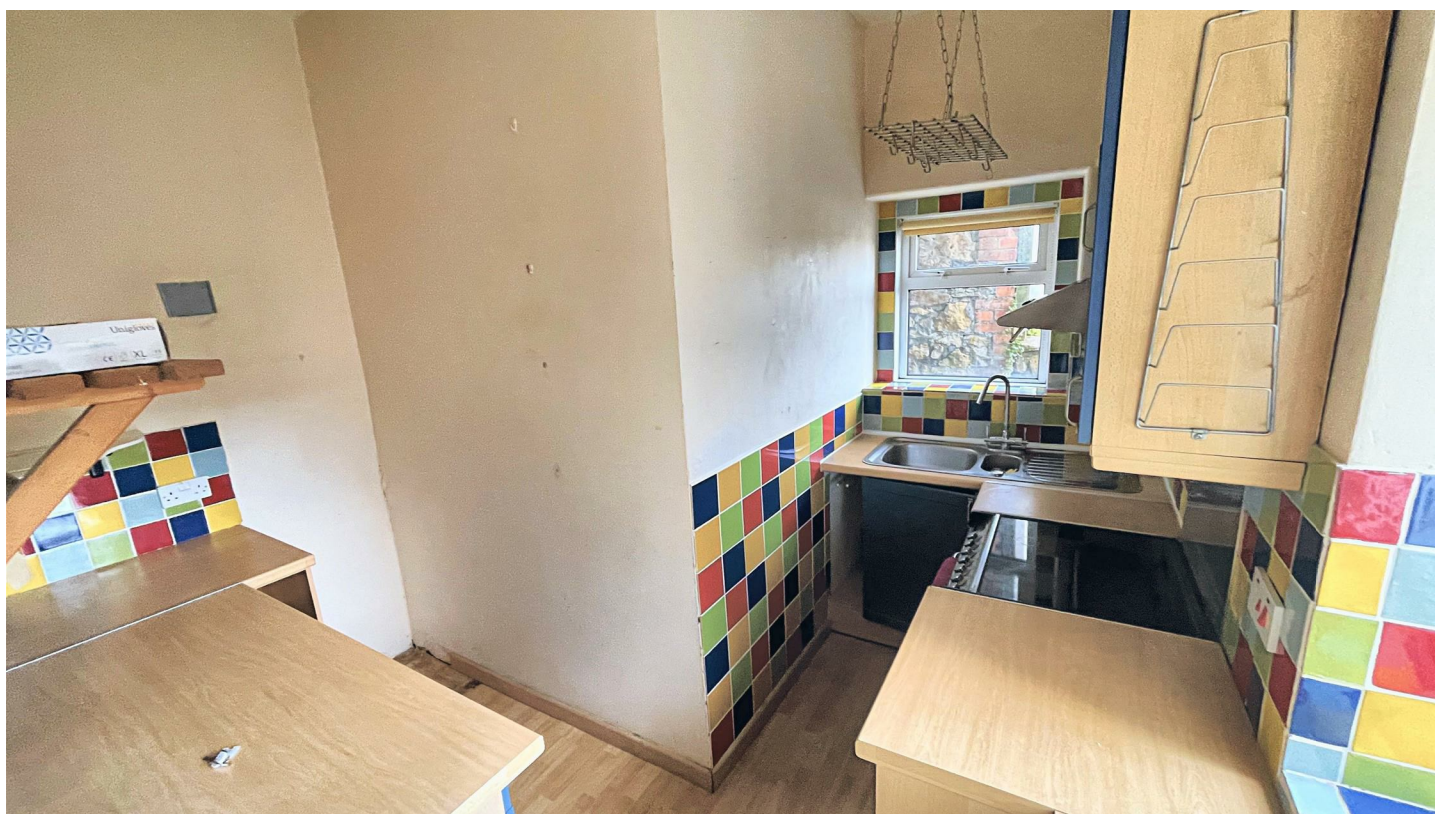
# 10 Elmhyrst Road, Weston super mare BS23 2SJ

Rachel J Homes is delighted to market this deceptively spacious Ground Floor Garden Flat ideally situated close to the Town Centre giving easy access to Transport Links via Rail and Bus, Shops and Amenities. If you are looking for a home that you can put your own stamp on then make sure this is on your list to view. The good sized accommodation briefly comprises of Covered Courtyard, Utility Area, Inner Hallway, Kitchen, Lounge, Double Bedroom, and Good Sized Decked Terraced Garden. Added benefits of this lovely home included Modern Electric Heating, Double Glazing and No Onward Chain. Accompanied viewings - CALL NOW!!



**Leasehold - Share of Freehold**

**Council Tax Band: A**



### **Entrance Covered Courtyard**

Own private entrance, wooden door into courtyard, external understairs storage cupboard, wooden door into;

### **Utility Area**

**3.99 x 1.48 (13'1" x 4'10")**

Wall and base units with work surface over, space for washing machine, wooden door to external storage area, composite entrance door into;

### **External Storage**

Rear storage area with shelving, gate to rear garden

### **Entrance Hallway**

Storage cupboard housing consumer unit, doors off.

### **Kitchen**

**3.13 x 3.03 (10'3" x 9'11")**

UPVC Double glazed windows to rear, range of wall and base units with work surface over and tiled splash back, space for electric cooker and fridge freezer, stainless steel one and half bowl sink and drainer, laminate flooring,

### **Lounge**

**6.21 x 4.58 (20'4" x 15'0")**

UPVC Double glazed door and windows to rear, cornice, picture rail and dado rail, open fire set into feature fireplace, exposed floorboards, TV point, wall mounted electric heater.

### **Double Bedroom**

**4.44 x 3.60 (14'6" x 11'9")**

UPVC Double glazed window, built in wardrobe, picture rail, wall mounted electric heater, laminate flooring.

### **Bathroom**

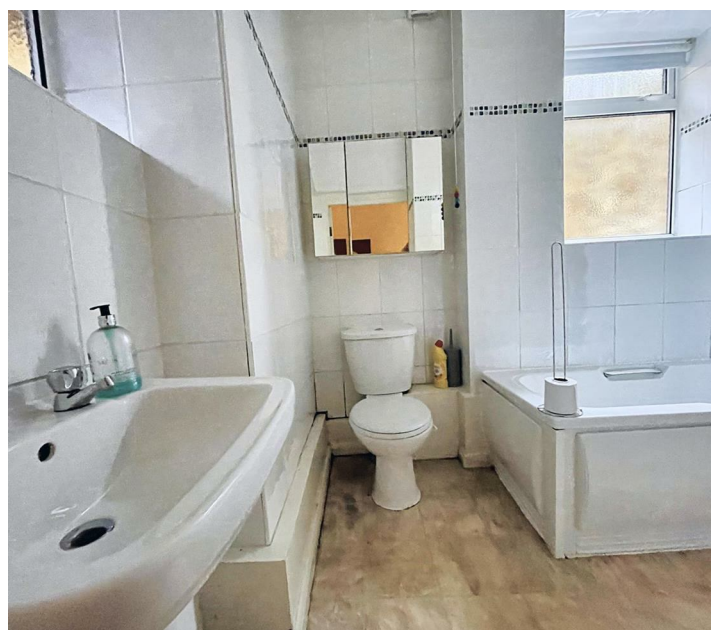
**2.62 x 2.58 (8'7" x 8'5")**

UPVC Double glazed windows to side and rear, low level W/C, pedestal wash hand basin, panel bath with electric shower over, storage cupboard housing water tank, heated towel rail, fully tiled walls .

### **Rear Garden**

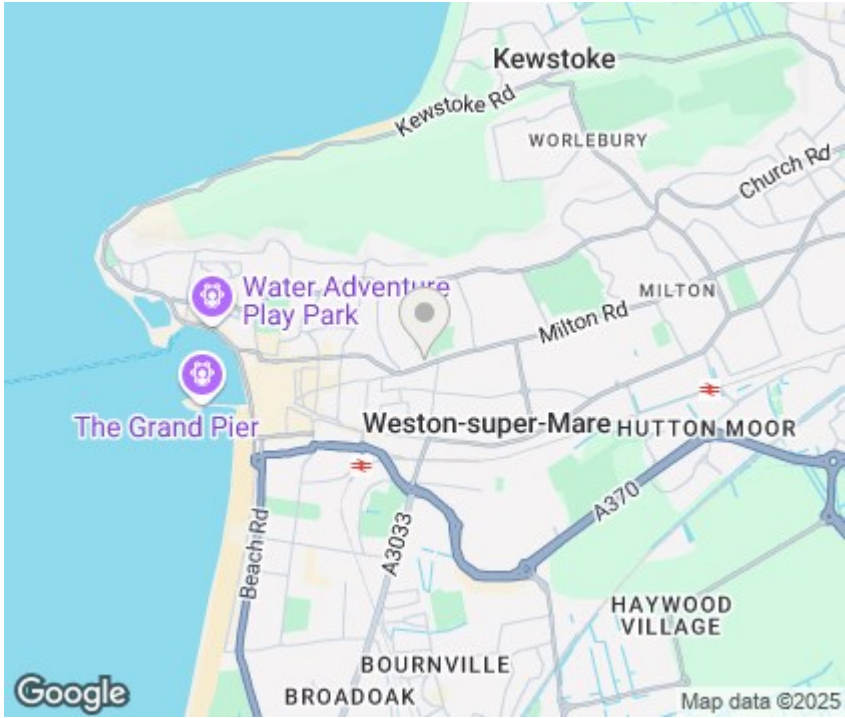
Enclosed by walling and fencing, area laid to decking with gate to external storage area, steps up to further raised decked area.











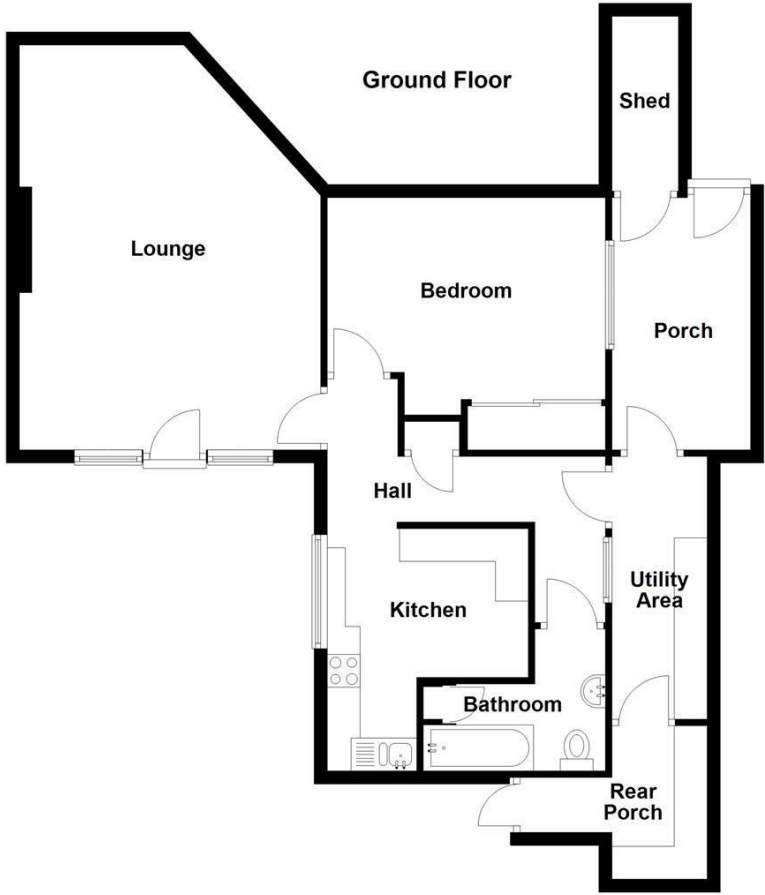
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(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. 85.9 sq. metres (924.4 sq. feet)