

Flat 1, 12 Langport Road, Weston-Super-Mare, BS23 1YR

£160,000

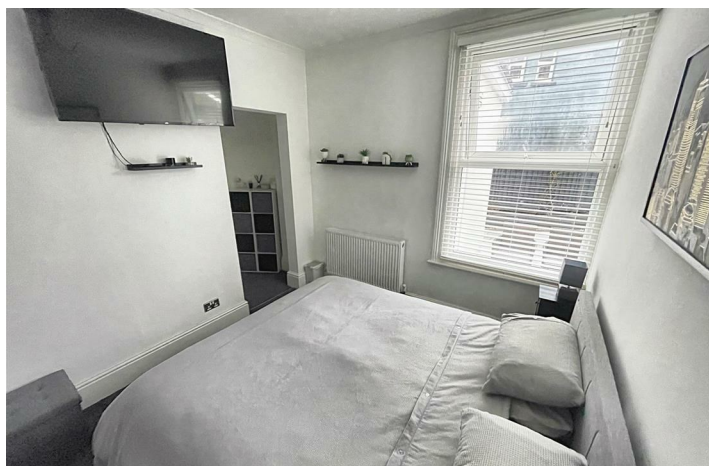
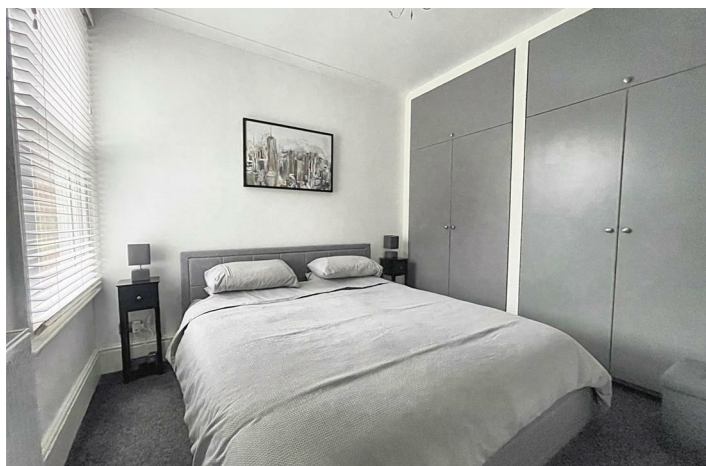
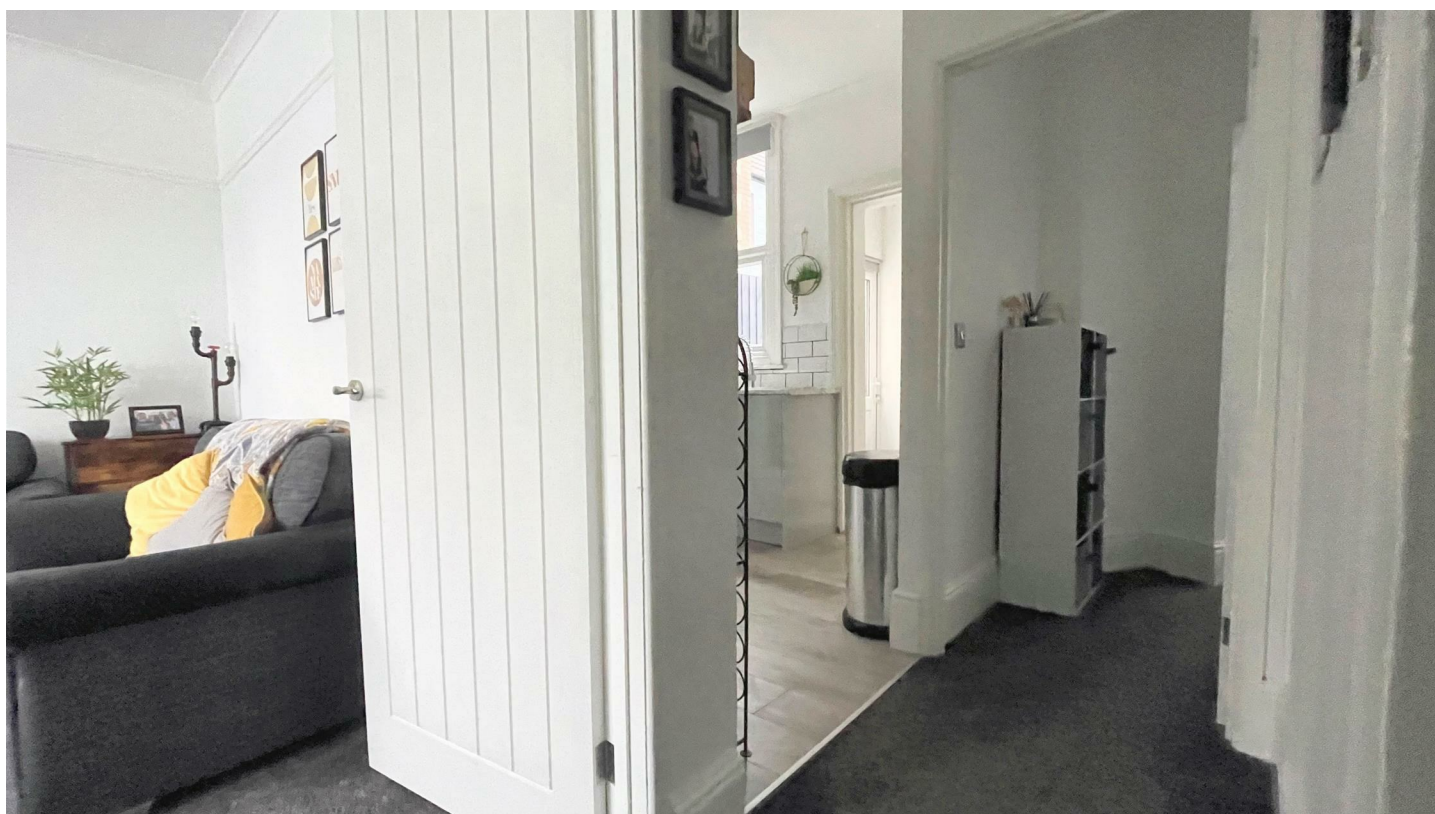
- Well Presented Ground Floor Flat
- Lounge
- Shower Room
- Close to Sea Front and Train Station
- Double Bedroom
- Kitchen
- Landscaped Rear Garden
- EPC D

12 Langport Road, Weston-Super-Mare BS23 1YR

Rachel J Homes is delighted to market this extremely well presented ground floor flat ideally situated in the Southward area of Weston super Mare with easy access to Town Centre, Transport Links via Rail and Bus Routes, Local Shops and Amenities and the Sea Front. This would be ideal for a first time buyer or perhaps you are downsizing? The accommodation briefly comprises of Communal Entrance, Hallway, Lounge, Kitchen, Double Bedroom, Shower Room, Private Rear Garden. Added benefits of this super home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Council Tax Band: A



Communal Entrance

Wooden entrance door, door to ground floor flats, stairs to first floor, fire alarm panel, cupboard housing meters, wooden door to;

Entrance Hallway

Storage cupboard, doors off.

Lounge

4.54 into bay x 4.42 (14'10" into bay x 14'6")

Upvc Double glazed bay window to front, three radiators, coved ceiling, picture rail, TV point.

Kitchen

3.40 x 2.45 (11'1" x 8'0")

Two Upvc Double glazed windows to rear, range of wall and base units with work surface over and tiled splashback, vertical feature radiator, built-in induction hob with electric oven under and extractor over, composite sink and drainer with extendable mixer tap over, space for slim line dishwasher and fridge freezer, wall mounted Ideal boiler, laminate flooring, door to rear and door to Shower Room.

Double Bedroom

3.01 x 2.83 (excluding wardrobes) (9'10" x 9'3" (excluding wardrobes))

Upvc Double glazed window to rear, coved ceiling, picture rail, radiator, two built-in double wardrobes, T.V point, storage area.

Shower Room

1.78 x 1.67 (5'10" x 5'5")

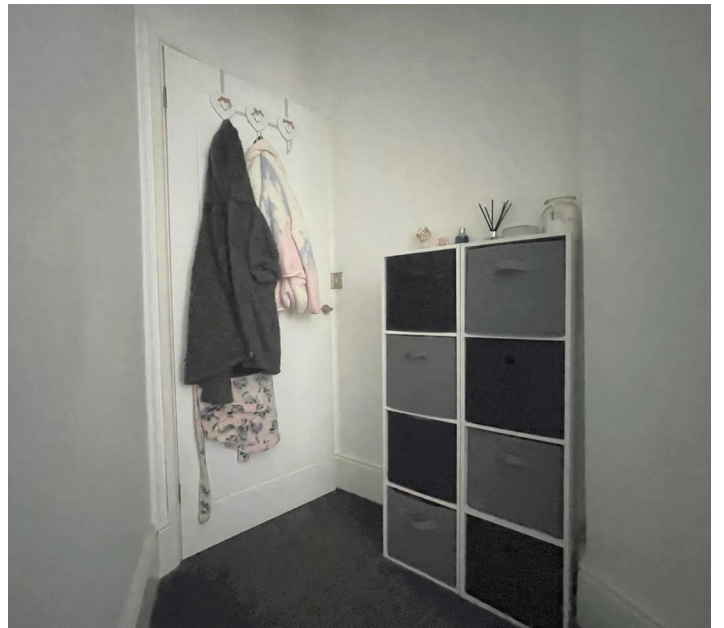
Upvc Double glazed window to rear, double walk in shower with double hot water sunflower shower, fully tiled walls, heated towel rail, low level W/C, wash hand basin set into vanity unit, extractor fan.

Rear Courtyard

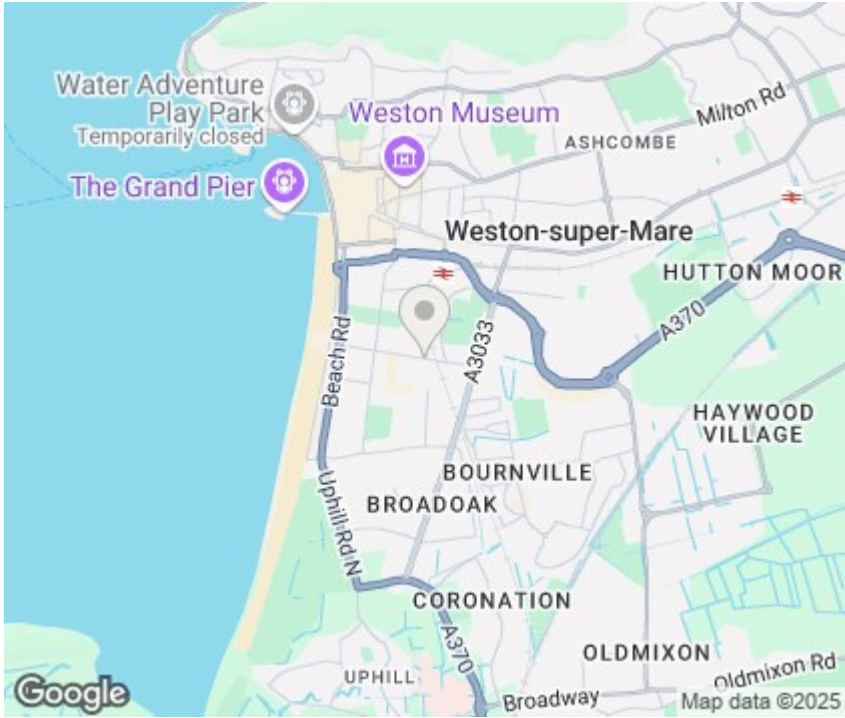
Landscaped and laid to patio with planters and mature shrubs, outside tap, gate giving side access, brick built storage shed with Upvc Double glazed window, plumbing for washing machine and tumble dryer.

Front

Enclosed by wall, shared access.







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		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

