



12 Cecil Road, Weston-Super-Mare, BS23 2NQ

£285,000

- Well Presented Spacious Purpose Built First Floor Flat
- Lounge & Sitting Room
- Double Glazing, GCH & Air Con
- Parking for Two Cars
- Three Double Bedrooms
- Dining Hall & Sun Lounge
- Bathroom and Separate Cloakroom/Utility
- Weston Hillside

12 Cecil Road, Weston-Super-Mare BS23 2NQ

Rachel J Homes is delighted to market this Deceptively Spacious Purpose Built First Floor Flat ideally situated on Weston Hillside close to the Town Centre, Sea Front and Promenade, Rail and Bus Routes, and Amenities. A lovely home that needs to be viewed internally to fully appreciate what is on offer. The accommodation briefly comprises of Own Entrance, Hallway, Dining Hall, Large Lounge with picture windows, Kitchen, Sitting Room, Sun Lounge, Three Double Bedrooms, Bathroom, Cloakroom/Utility, Parking for Two Cars to the front. Added benefits of this super home include Double Glazing, Gas Central Heating and Air Conditioning. Accompanied viewings - CALL NOW!!



EPC
C

Leasehold

Council Tax Band: B



Entrance Hall

Composite door, double glazed door, feature round porthole window, built in cupboard, stairs to first floor.

Dining Hall

UPVC double glazed window to side, radiator, storage cupboard, coved ceiling, laminate flooring, inset spotlights.

Cloakroom/Utility

UPVC double glazed window to front, low-level WC, wash hand basin with cupboard under, part tiled walls, space for washing machine and tumble dryer, exposed and painted floorboards, inset spotlights.

Lounge

5.90 x 3.80 (19'4" x 12'5")

Two UPVC large picture windows to rear, TV point, coved ceiling, air con unit, two radiators, picture window to conservatory.

Sitting Room

3.60 x 2.50 (11'9" x 8'2")

UPVC double glazed window to front, radiator, coved ceiling, wooden flooring,

Kitchen

3.00 x 2.86 (9'10" x 9'4")

UPVC double glazed window to front, range of wall and base units with worksurface over, plumbing for dishwasher, stainless steel sink and drainer with mixer tap, part tiled walls, built in electric oven and microwave, four ring gas hob, extractor fan, space for fridge/freezer, cupboard housing boiler, inset spotlights.

Sun Lounge

3.68 x 1.67 (12'0" x 5'5")

Double glazed sliding patio door to rear to Juliet balcony, sliding windows to side, radiator, tiled floor, inset spotlights.

Bedroom One

4.60 x 3.50 (15'1" x 11'5")

UPVC double glazed box bay window to rear, radiator, built in double wardrobe, coved ceiling.

Bedroom Two

3.20 x 2.90 (10'5" x 9'6")

Double glazed window to side, radiator, TV point, coved ceiling.

Bedroom Three

3.50 x 2.10 (11'5" x 6'10")

UPVC double glazed window to side, radiator, built in cupboard and drawers, air con unit, coved ceiling.

Bathroom

UPVC double glazed window to side, white suite comprises of panel bath with shower attachment over, wash hand basin set into vanity unit, low-level WC, electric radiator, tiled walls, laminate flooring, inset spotlights.

Parking

Parking for two cars at the front of the property.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	



Ground Floor

First Floor

Total floor area 113.3 sq.m. (1,220 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.