



**42A, MOORLAND ROAD,
WESTON-SUPER-MARE, BS23 4HR
£125,000**



Located in the South Ward approximately 1 mile from the Town Centre and well placed for the Sea Front and Clarence Parks. A 2 Bedroom First Floor Flat with gas central heating, double glazing, loft room and garage. The property requires some modernisation and refurbishment.

Accommodation:
(with approximate measurements)

Entrance:
Private front door to Hall with radiator, understairs cupboard and staircase rising to:-

First Floor Landing:
Radiator. Staircase rising to Loft Room.

Lounge:
14' x 12'8 (4.27m x 3.86m)
Fire surround with tiled inset. Radiator. TV point.

Kitchen:
10'2 x 7'9 (3.10m x 2.36m)
Range of base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator.

Bedroom 1:
12'2 x 11'10 (3.71m x 3.61m)
Radiator. Fireplace.

Bedroom 2:
10'5 x 5'2 (3.18m x 1.57m)
Radiator. 'Biasi' gas fired boiler providing central heating and hot water.

Bathroom:
Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Loft Room:
16'6 x 12'6 (5.03m x 3.81m)
Radiator. Built-in cupboards. Under eaves storage. 'Velux' window.

Outside:
Driveway to Garage with up and over door.

Tenure:
Flat: Leasehold for an original term of 999 years from 5th June 1987, subject to a Annual Ground Rent of £20.
Garage: Leasehold for an original term of 999 years from 9th January 1989

Council Tax:
Band A

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

