Rachel J Homes
Let us help you get moving today!!

Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk









9 Walliscote Grove Road, Weston-Super-Mare, BS23 1UT

£115,000

- Landlord Opportunity - Tenant In Situ
- Open Plan Lounge/Kitchen
- Shower Room
- Town Centre Location
- Hall Floor Flat
- Double Bedroom
- Double Glazed & GCH
- Close to Sea Front and Transport Links

155 High Street, Worle, Weston Super Mare, BS22 6HQ
01934 621299

rachel@racheljhomes.co.uk
racheljhomes.co.uk

9 Walliscote Grove Road, Weston-Super-Mare BS23 1UT

Rachel J Homes is pleased to market this Hall Floor Flat ideally situated in Weston Town Centre, close to Sea Front and Promenade, Shops, Amenities and Transport Links. This property has a tenant in situ who is keen to remain in the property so therefore we are looking for an investor to start or add to their portfolio. The accommodation briefly comprises of Communal Entrance Hall, Hallway, Open Plan Lounge / Kitchen. Double Bedroom, Shower Room and Outside Area with Bike Rack. Added benefits of this property include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

1 1 1

EPC
C

Leasehold

Council Tax Band: A





Communal Entrance
Cupboard housing meters & consumer unit, entrance door to first floor flat, door giving access to rear, wooden entrance door.

Inner Hallway
Radiator, doors off, storage cupboard with shelves.

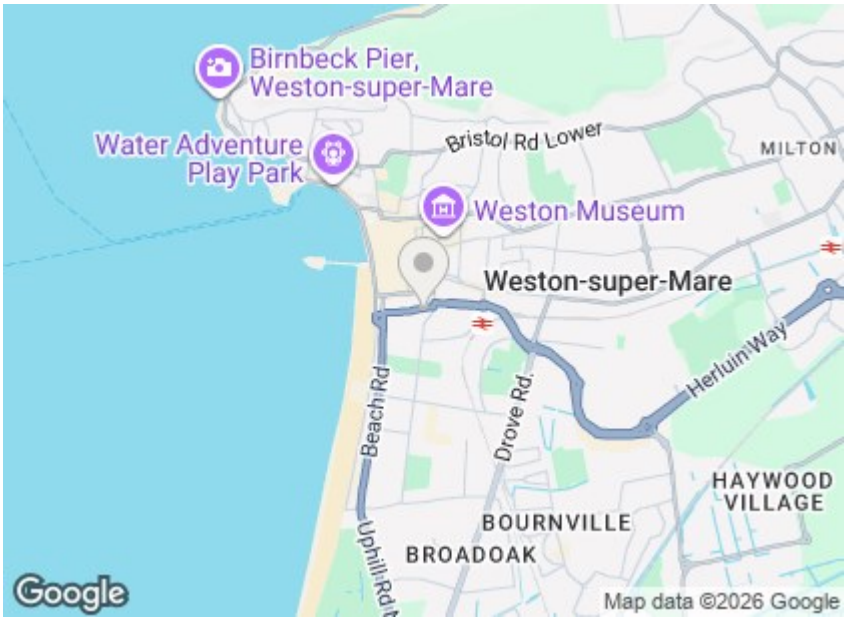
Lounge / Kitchen 5.31 x 3.94 (17'5" x 12'11")
UPVC double glazed bay window to front, ornate ceiling, laminate flooring, range of wall and base units with work surface over and tiled splash back, one and half bowl sink and drainer with mixer tap over, gas hob with extractor over and electric oven under, integrated fridge freezer, radiator.

Double Bedroom 4.09 x 2.59 (13'5" x 8'5")
UPVC double glazed window to rear, ceiling fan, built in double wardrobe, radiator, laminate flooring.

Shower Room 2.41 x 1.83 (7'10" x 6'0")
UPVC double glazed window to rear, shower cubicle with hot water mixer shower, wash hand basin with cupboard under, low level W/C, wall mounted boiler, heated towel rail, part tiled walls.

Rear
Communal area with bin storage, drying area, bike storage, access gates to both ends.

Additional Information
Maintenance fee of £50.00 per month includes;
Ground Rent
Building Insurance
General maintenance of communal area
Communal Electric

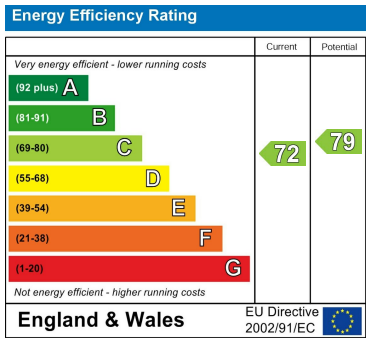


Viewings

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

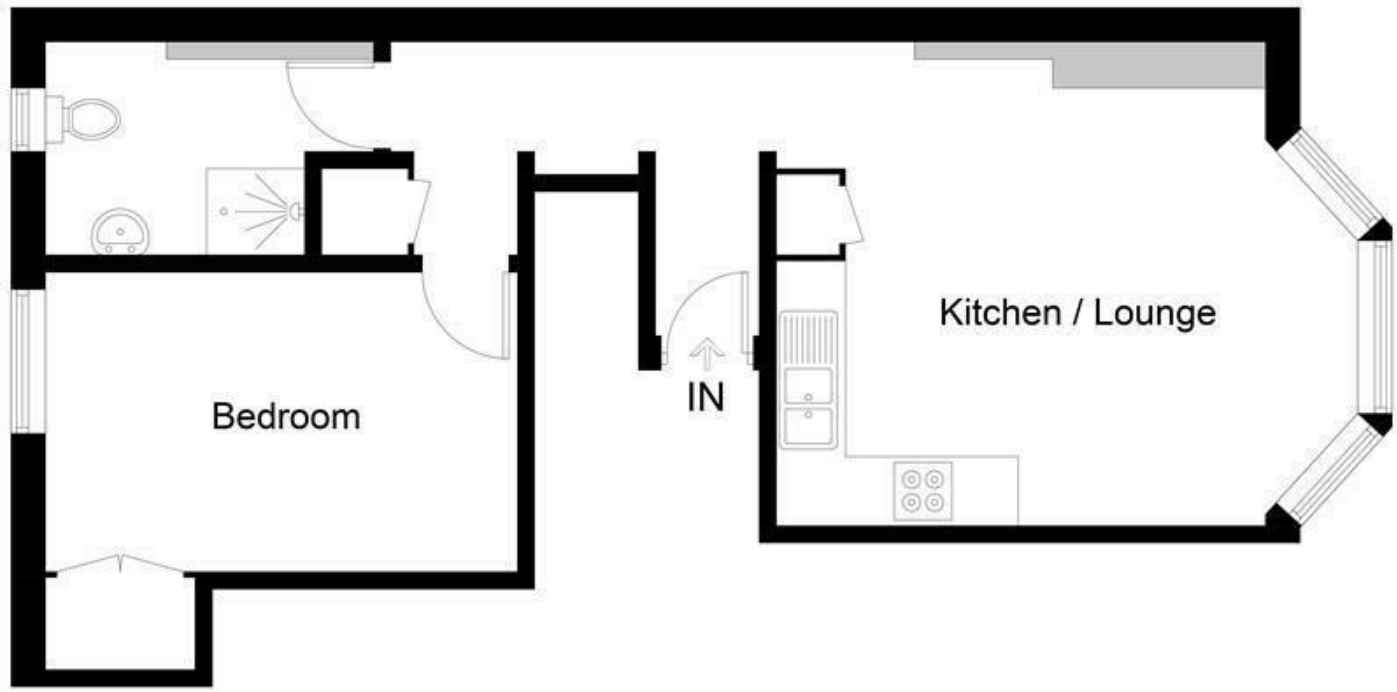
EPC Rating:

C



9 Walliscote

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft



For illustrative purposes only. Not to scale. ID 779014
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

155 High Street, Worle, Weston Super Mare, BS22 6HQ
01934 621299
rachel@racheljhomes.co.uk
racheljhomes.co.uk