



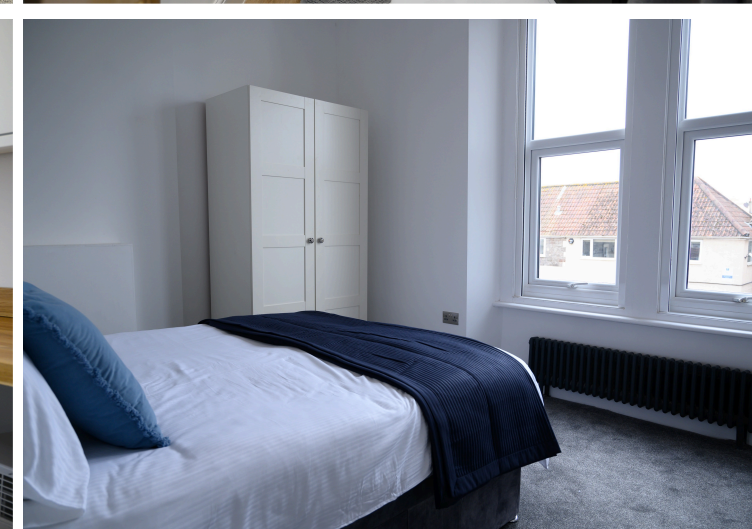
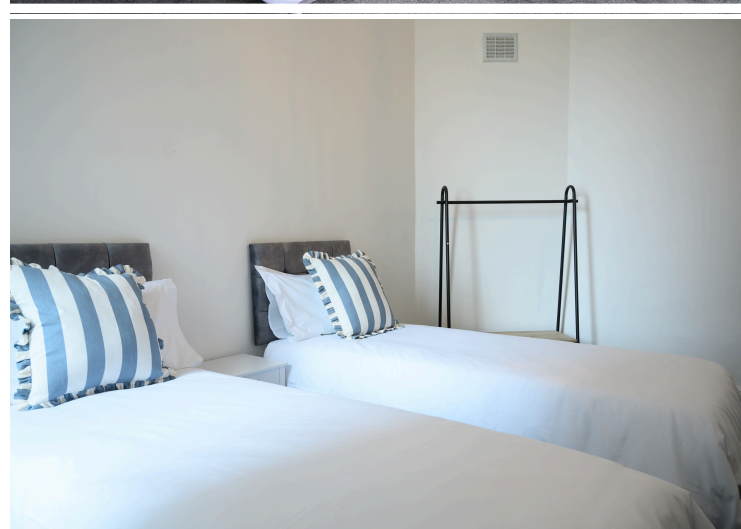
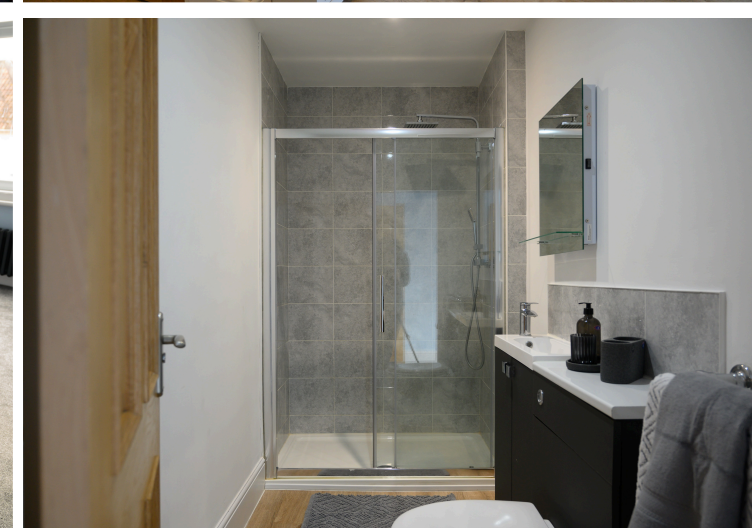
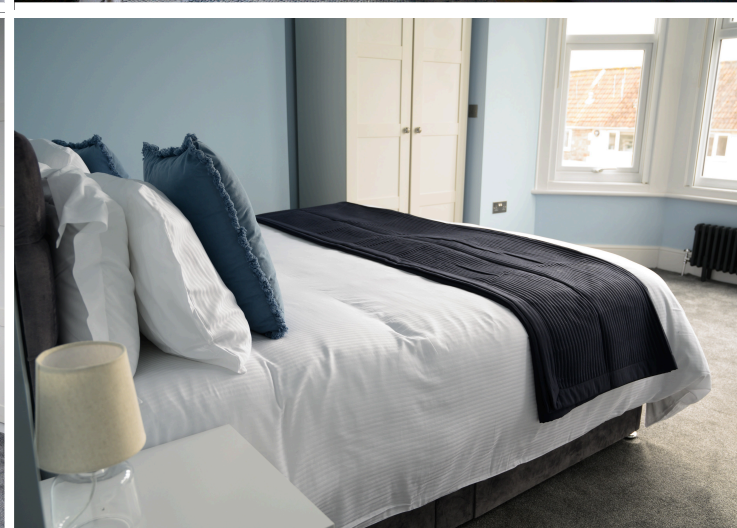
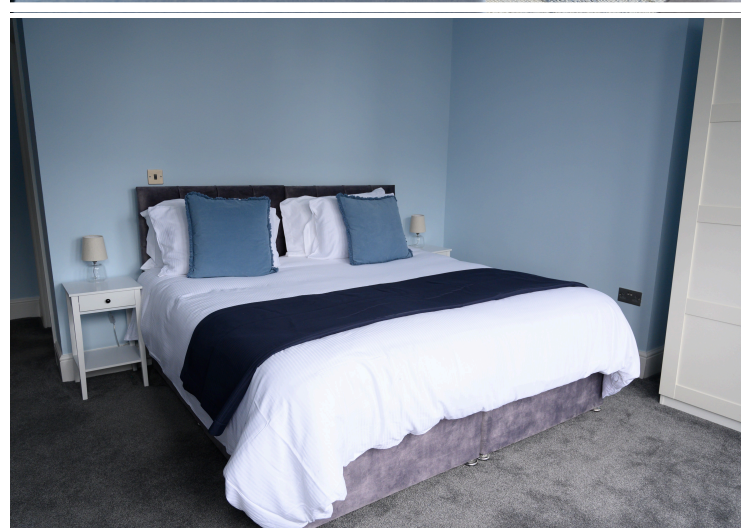
 **3**
Bedrooms

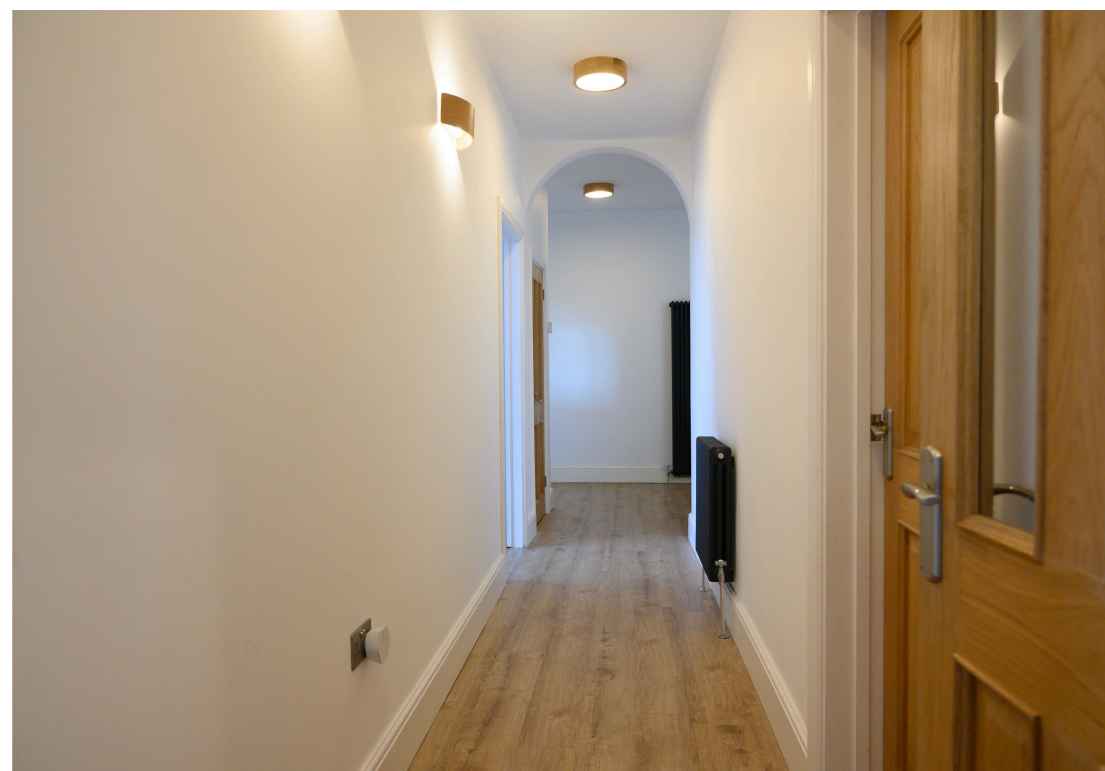
 **3**
Bathrooms



Located in the vibrant area of Weston Super Mare with amazing seafront views, this three-bedroom flat on Beach Road offers a practical living space with three bathrooms. The flat is designed to accommodate modern living with an open-plan layout that integrates the kitchen and living areas, allowing for a seamless flow of space. The kitchen is equipped with essential appliances, making it functional for everyday use, and the open-plan design enhances the sense of space within the home. Outside there is a double garage and a private driveway. The flat is positioned in a location that provides easy access to the amenities of Weston Super Mare. Residents can enjoy the convenience of nearby shops, restaurants, and public transport links, making it an ideal choice for those who appreciate urban living. The area is well-served by local schools and healthcare facilities, ensuring that all essential services are within reach. For those who enjoy outdoor activities, the proximity to the beach offers opportunities for leisurely walks and recreational pursuits with the extensive shopping centre a short walk away. In terms of energy efficiency, the property is compliant with current standards, ensuring that it is both environmentally friendly and cost-effective to run. The location in Weston s Mare provides a blend of coastal charm and urban convenience, making it a desirable place to call home. AGENTS NOTE: The vendor has confirmed that the property is Leasehold with a Lease dated 28 September 1978 for a term of 999 years with a balance of 951 years remaining. The terms of Lease allow the property to be sub let, pets are allowed at the property and there are no age restrictions for occupancy. There is no management company in place. There is a voluntary £30.00 payment per month to cover immediate repairs, window cleaning etc. There is a ground rent of £10 per annum however this has not been collected. 1/4 of costs are to be [aid when required.

- **3 Double Bedroom & 3 Bathrooms**
- **Finished to a High Specification**
- **No Onward Chain!**
- **Great Location**
- **Fantastic Views**
- **N Som Council Tax Band B | EPC Rating D**







Approximate total area^m
1357 ft²
126.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

