



MACFARLANE CHASE, WESTON-SUPER-MARE, BS23 3WP



£150,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! Two bedroom GROUND FLOOR APARTMENT with ALLOCATED PARKING, living / dining room, kitchen, bathroom and communal gardens. The property is conveniently situated for road and rail links, local schools and the leisure centre! Call now to arrange a viewing.

Council Tax Band: B

Location

Macfarlane Chase is well placed for a range of local facilities, including supermarkets, schools, healthcare services and leisure amenities, while Weston-super-Mare's bustling town centre and seafront are within easy reach. The town offers an excellent selection of shops, cafes, restaurants and recreational facilities, together with its renowned beach and promenade.

For outdoor enthusiasts, the surrounding area provides a wealth of opportunities for walking and cycling, with nearby countryside, coastal paths and nature reserves offering beautiful scenery to enjoy throughout the year. The spectacular landscapes of the Mendip Hills and the Somerset coast are also easily accessible.

Commuters are particularly well served, with convenient access to the M5 motorway providing straightforward links to Bristol, Exeter and the wider South West. Weston-super-Mare railway station offers regular services to Bristol Temple Meads.

Entrance Hall

Electric storage heater, entry panel, storage cupboard housing hot water tank. Doors to:

Living/Dining Room (14' 09" x 11' 09") or (4.50m x 3.58m)

Upvc double glazed window to the rear elevation, electric wall heater, feature fire surround with electric fire. Carpeted flooring.

Kitchen (9' 04" x 7' 03") or (2.84m x 2.21m)

Upvc double glazed window to the front elevation, fitted with a range of floor, wall and drawer units, granite effect work surfaces over, inset single drainer sink unit with mixer tap over, inset electric hob, electric oven, stainless steel extractor fan over.





Bedroom 1 (10' 08" x 10' 01") or (3.25m x 3.07m)

Upvc double glazed window to the rear elevation, electric storage heater, carpeted flooring, built-in double wardrobe.

Bedroom 2 (10' 0" x 8' 06" Max) or (3.05m x 2.59m Max)

Upvc double glazed window to the front elevation, electric storage heater, carpeted flooring, built-in double wardrobe.

Bathroom

Upvc frosted double glazed window to the front elevation, white suite comprising bath with shower over, pedestal wash basin, w.c. electric wall heater, tiled walls and flooring.

Allocated Parking Space

One allocated parking space directly outside the property.

Material Information

Council Tax / Domestic Rates: Band B

Tenure: Leasehold

Maintenance Charge: TBC

Ground Rent: TBC

Property Type: Flat

Property Construction: Stone/block/brick

Electricity Connected: Yes

Gas Connected: No

Water Connected: Yes

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Electric

Type of Broadband - Not known

Parking: 1 Space

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : TBC

Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

Are there any planning applications / permissions locally that will affect the property? : No

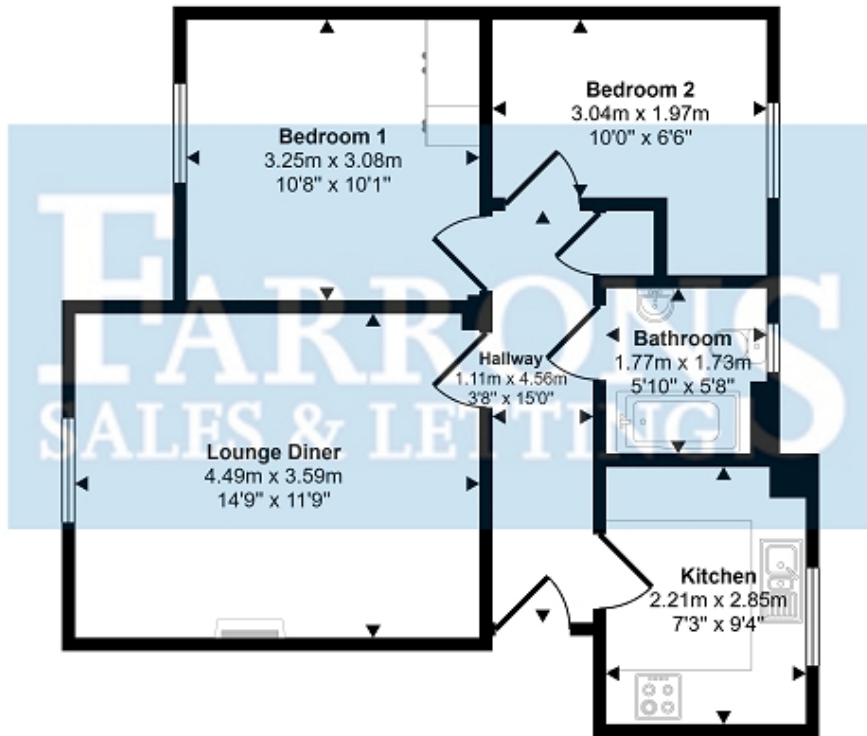
Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No



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Approx Gross Internal Area
51 sq m / 547 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract