



**FLAT 2, 102, QUANTOCK ROAD,
WESTON-SUPER-MARE, BS23 4DW
£184,950**



An individual 2 Bedroom Ground Floor Flat, one of three converted from this detached property forming an annexe extension largely under a flat roof (replaced in May 2026 with a 15 year guarantee). Located in this popular level position close to the Sea Front, Clarence Park and other amenities with the Town Centre and Railway Station approximately 1 mile away. The property offers spacious accommodation with gas central heating, double glazing, enclosed garden and garage.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to:-

Hall:
Radiator. Store cupboard.

Lounge:
17'5 x 12'3 (5.31m x 3.73m)
Radiator. TV point. Sliding patio doors to:-

Conservatory:
10' x 6'7 (3.05m x 2.01m)
Double doors to Rear Garden.

Kitchen:
11' x 9' (3.35m x 2.74m)
Fitted with a range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted double oven and 5-ring gas hob with extractor hood over. Plumbing for a washing machine. 'Worcester' gas fired boiler providing central heating and hot water. Telephone point.

Bedroom 1:
11'10 x 11'2 (3.61m x 3.40m)
Fitted wardrobes. Radiator. Telephone point.

Bedroom 2:
11' x 9'6 (3.35m x 2.90m)
Radiator.

Wet Room:
'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Extractor. 'Dimplex wall heater.

Outside:
Enclosed Rear Garden laid to patio with borders. Gated access to side to Garage: 15'8 x 8' (4.78m x 2.44m) with up and over door, power and light.

Tenure:
Leasehold for an original term of 999 years from 25th March 1974, subject to a £5 Annual Ground Rent

Service Charge:
We ae advised that there is no Service Charge payable. The owner of Flat 2 is responsible for the flat roof over the flat which was replaced in May 2026 with a 15 year guarantee.

Council Tax:
Band A

Broadband & Mobile Coverage
Information on coverage is available at 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.

