



Flat 3, 8 Lower Church Road, Weston-Super-Mare, BS23 2AG

£160,000

- First Floor Flat
- Lounge
- Off Street Parking Space
- Just off the Sea Front
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Central Location
- Must be Viewed.

8 Lower Church Road, Weston-Super-Mare BS23 2AG

Rachel J Homes is delighted to market this First Floor Flat ideally situated just off the Sea Front and close to the Town Centre, Amenities, and Transport Links via Rail and Bus routes. If you are a first time buyer or investor and looking for a home that can offer you good sized rooms then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Communal Entrance Hall, Hallway, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom and Allocated Parking. Added benefits of this super home include double glazing and night storage heating. Accompanied viewings - CALL NOW!!!



2



1



1



EPC
D

Leasehold

Council Tax Band: A



Communal Entrance

Wooden entrance door into vestibule, tiled floor, wood and glass door into inner hallways, fire alarm panel, stairs giving access to flats.

Entrance Hallway

Wooden entrance door into hallway, doors off.

Lounge

5.21 x 2.87 (17'1" x 9'4")

Two UPVC double glazed windows front, wall mounted electric smart heater, tv point, telephone point.

Kitchen / Breakfast Room

4.50 x 2.46 (14'9" x 8'0")

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splashback, electric hob with extractor over and electric oven under, space for fridge freezer, dishwasher, washing machine and tumble dryer, one and half bowl sink and drainer, cupboard housing water tank, storage cupboard.

Bedroom 1

5.61 x 2.77 (18'4" x 9'1")

UPVC Double glazed window to front, coved ceiling, built-in double wardrobes.

Bedroom 2

2.79 x 2.18 (9'1" x 7'1")

UPVC Double glazed window to rear.

Bathroom

2.13 x 1.63 (6'11" x 5'4")

Panel bath with electric shower over, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

Off Road Parking

Allocated parking for one car.

Additional Information

Leasehold Property

Management Fee £125 Per Quarter To Include Building Insurance.

Council Tax Band A - Approx.£1681.56 PA





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

