



Olive

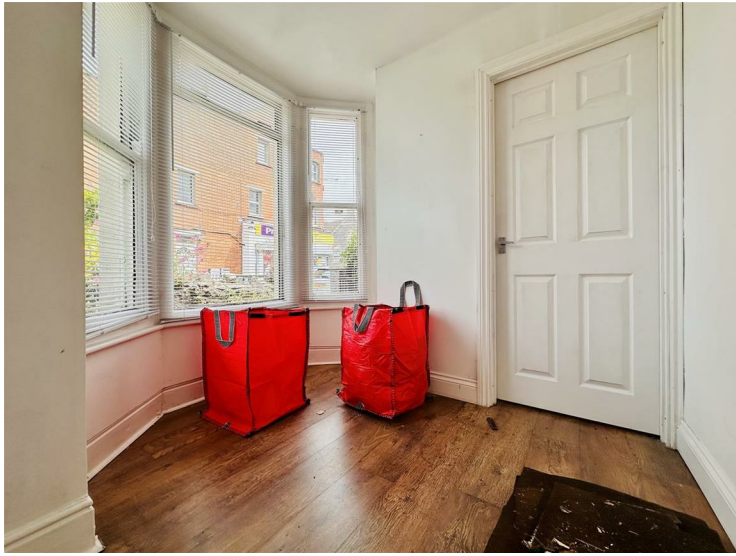
ESTATE AGENTS



1 Furland Road, Weston-Super-Mare, Somerset BS22 8DL £200,000

*** AMAZING BUSINESS OPPORTUNITY / INVESTMENT *** POTENTIALLY OFFERING A 11.4% YIELD & £22,800 A YEAR INCOME *** 2/3 BEDROOM HOUSE / DUPLEX APARTMENT *** SEPARATE COMMERCIAL BUILDING CURRENTLY WITH A BUSY HAIR DRESSING SALON / BARBERS *** NO ONWARD CHAIN *** EPC TBC *** COUNCIL TAX A ***

Bedroom



Landing



Living Room

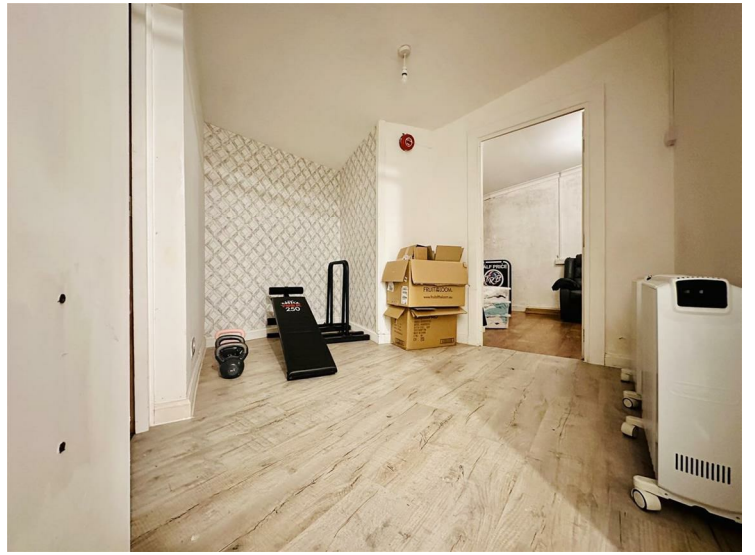


Kitchen

Bedroom



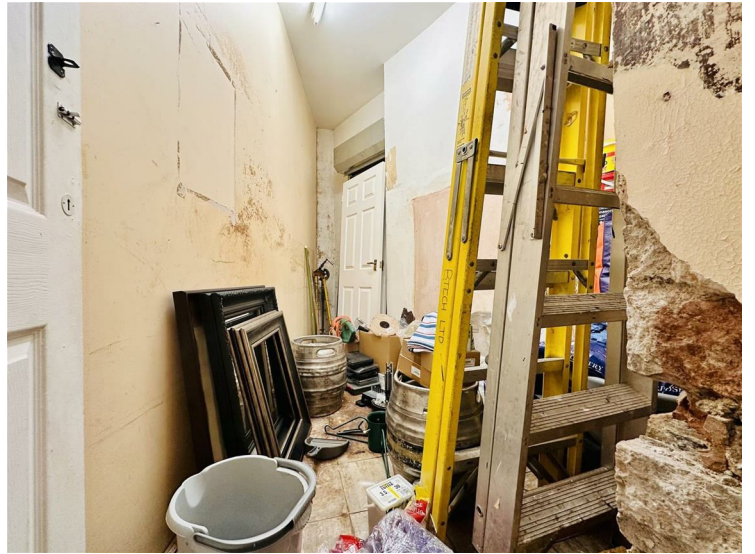
Bathroom



Store Room



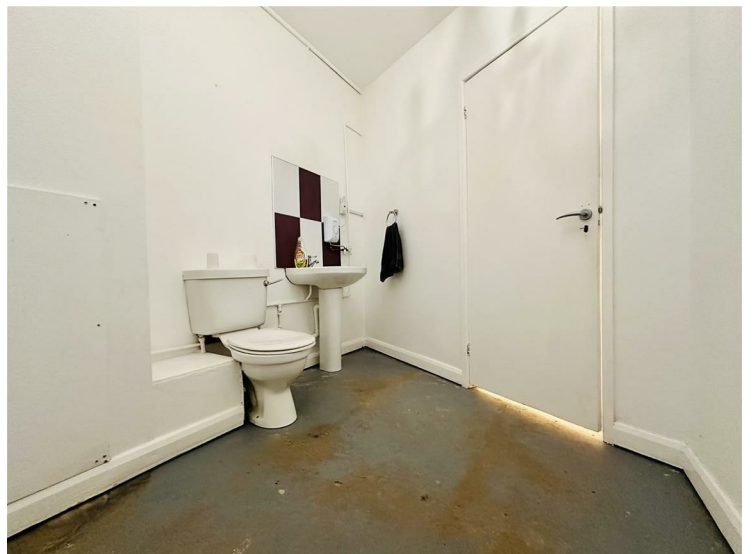
Backroom



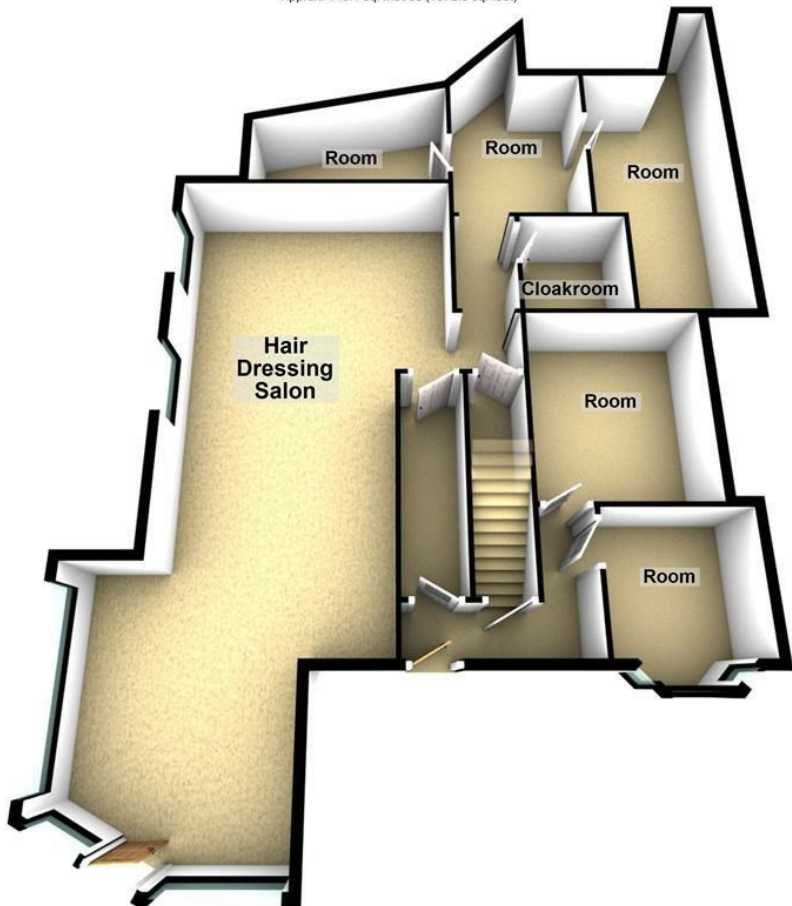
Cloakroom



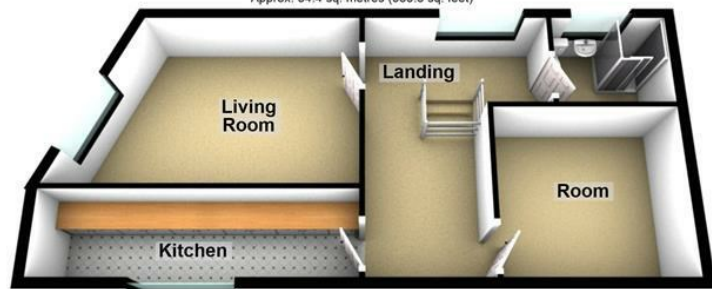
Backroom Two



Ground Floor
Approx. 146.1 sq. metres (1572.6 sq. feet)



First Floor
Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 200.5 sq. metres (2157.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		