



**3 Landemann Circus, Weston-Super-Mare, BS23 2QE**

**£350,000**

- Well Presented Victorian Ground Floor Flat
- Lounge
- Utility Room
- Garage and Driveway
- Three Double Bedrooms
- Kitchen/Diner
- Lovely Garden
- Lots of Charm and Character

# 3 Landemann Circus, Weston-Super-Mare BS23 2QE

Rachel J Homes is delighted to market this fantastic Victorian Ground Floor Flat ideally situated on Weston Hillside, close to the Sea Front, Town Centre, Amenities and Transport Links via Rail and Bus Routes. If you are looking for a spacious home with plenty of charm and character make sure this is on your list to view. Improved greatly by the current owner the accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Kitchen/Breakfast Room, Dining Room, Utility Room, Three Double Bedrooms, Bathroom, Further Separate WC, Lovely Wrap Around Garden, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. An internal viewing is a must to fully appreciate all that is on offer. Accompanied viewings - CALL NOW!!



EPC

Leasehold

Council Tax Band: D



### **Entrance Vestibule**

Wooden entrance door, ornate coved ceiling, cupboard housing meters, internal wood and glazed door into;

### **Hallway**

Ornate coved ceilings, two radiators, doors off to all rooms.

### **Lounge**

**7.49 into bay x 4.68 (24'6" into bay x 15'4")**

Upvc Double glazed bay window to rear, large ornate feature fireplace with open fire set into wooden mantle and tiled hearth - currently has a gas fire in use, ornate coved ceilings, ceiling rose and picture rail, radiator, TV and telephone phone points, wall lights, glass door to;

### **Kitchen / Breakfast Room**

**4.34 x 3.61 (14'2" x 11'10")**

Upvc Double glazed French doors and side windows to rear garden, range of wall and base units with wooden work surface over and up-tile, gas hob with extractor over, eye level electric double oven, integrated fridge freezer and dishwasher, enamel one and half bowl sink and drainer with extendable mixer tap, breakfast bar, open arch through to;

### **Dining Room**

**3.49 x 2.28 (11'5" x 7'5")**

Upvc double glazed window to rear, radiator, door into Hallway.

### **Utility**

**4.8 x 2.79 at widest (15'8" x 9'1" at widest)**

Steps down, two Upvc Double glazed doors to courtyards at either side of the property, space for washing machine, tumble dryer and fridge/freezer, door to;

### **Separate W/C**

Glazed window to side, low level W/C, wash hand basin set into vanity unit.

### **Bedroom 1**

**5.17 x 4.91 (16'11" x 16'1")**

Upvc Double glazed bay window to front with wooden shutter panels surrounding, fitted wooden wardrobes, ornate coved ceilings, ceiling rose and picture rails, radiator.

### **Bedroom 2**

**4.55 x 3.93 (14'11" x 12'10")**

Upvc Double glazed window to front, feature open fireplace set in wooden surround, ornate coved ceilings, ceiling rose and picture rail, radiator.

### **Bedroom 3**

**4.88m x 4.22m (16' x 13'10")**

Upvc Double glazed window to rear, coved ceiling, ceiling rose and picture rails, radiator.

### **Bathroom**

**4.34 x 1.61 (14'2" x 5'3")**

Upvc Double glazed window to side, low level W/C, wash hand basin set into vanity, panelled bath with hot water mixer shower over, heated towel rail, storage cupboard housing combi boiler.

### **Rear Garden**

Enclosed by wall and fencing, mainly laid to lawn with a patio area for seating, mature shrubs and trees throughout, plenty of room for sheds, outside tap.

### **Garage and Driveway**

Up and over door with shared driveway.

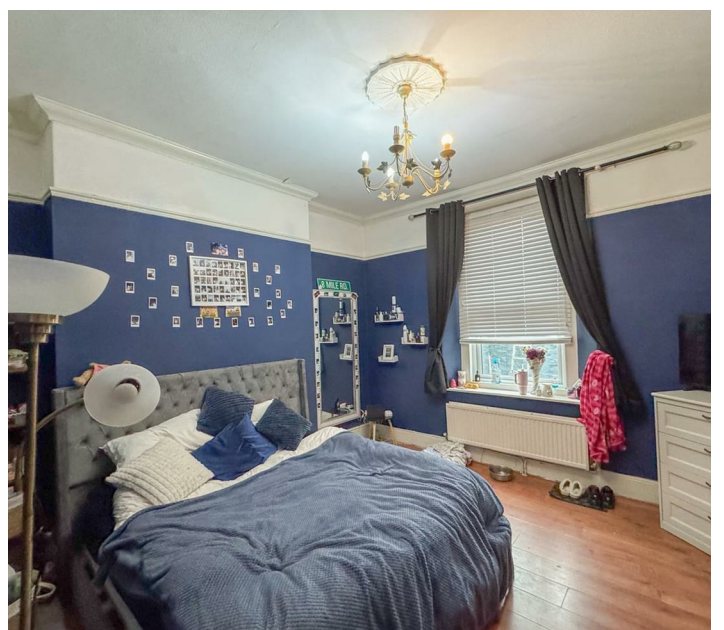
### **Additional Information**

Leasehold property.

999 year lease with excess of 900 years left.

No ground rent.

Council tax: D - approx. £2340,.52 per year.





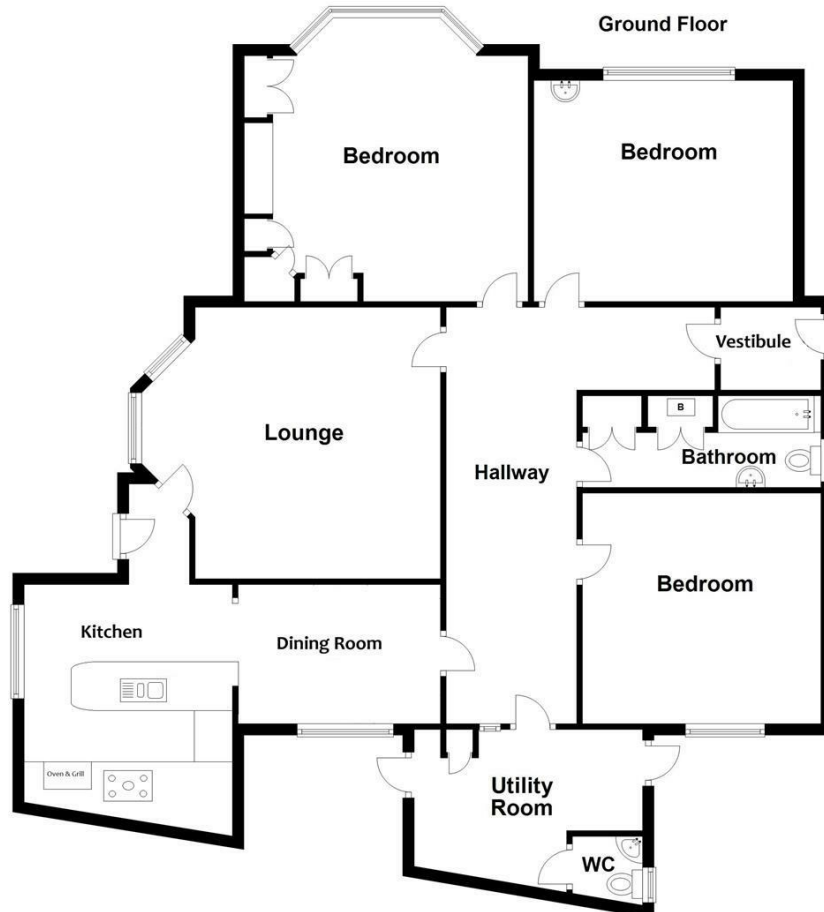


## Viewings

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

## EPC Rating:

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



Total area: approx. 149.3 sq. metres (1607.2 sq. feet)