



**GFF, 9 Hill Road, Weston-super-Mare, North Somerset, BS23 2RX**  
**£170,000**

- Well Presented Ground Floor Flat
- Lounge, Kitchen & Wet Room
- Courtyard Garden
- No Chain
- Two Bedrooms
- Double Glazing & GCH
- Off Road Parking
- Close to Town Centre

# 9 Hill Road, Weston-super-Mare BS23 2RX

Rachel J Homes are delighted to market this Well Presented Ground Floor Flat in the popular area of Hill Road, Weston super Mare. If you are are first time buyer or maybe looking for an investment then make sure this is on your list to view. The accommodation consists of Entrance Porch, Lounge/Diner, Kitchen, Wet Room, Courtyard Garden and Parking. Added benefits include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW but BE QUICK!



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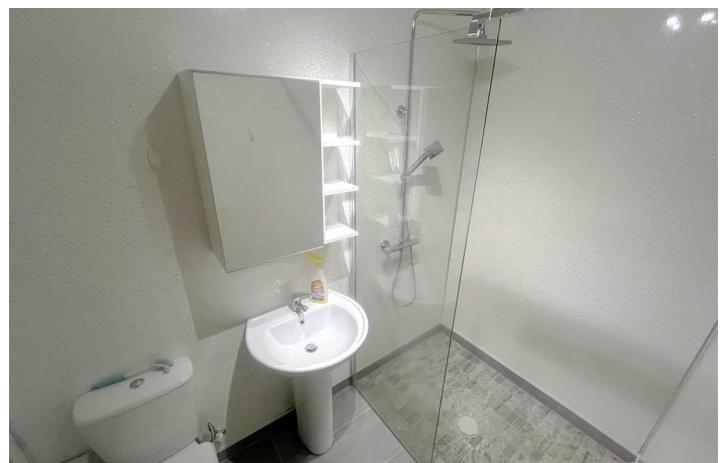
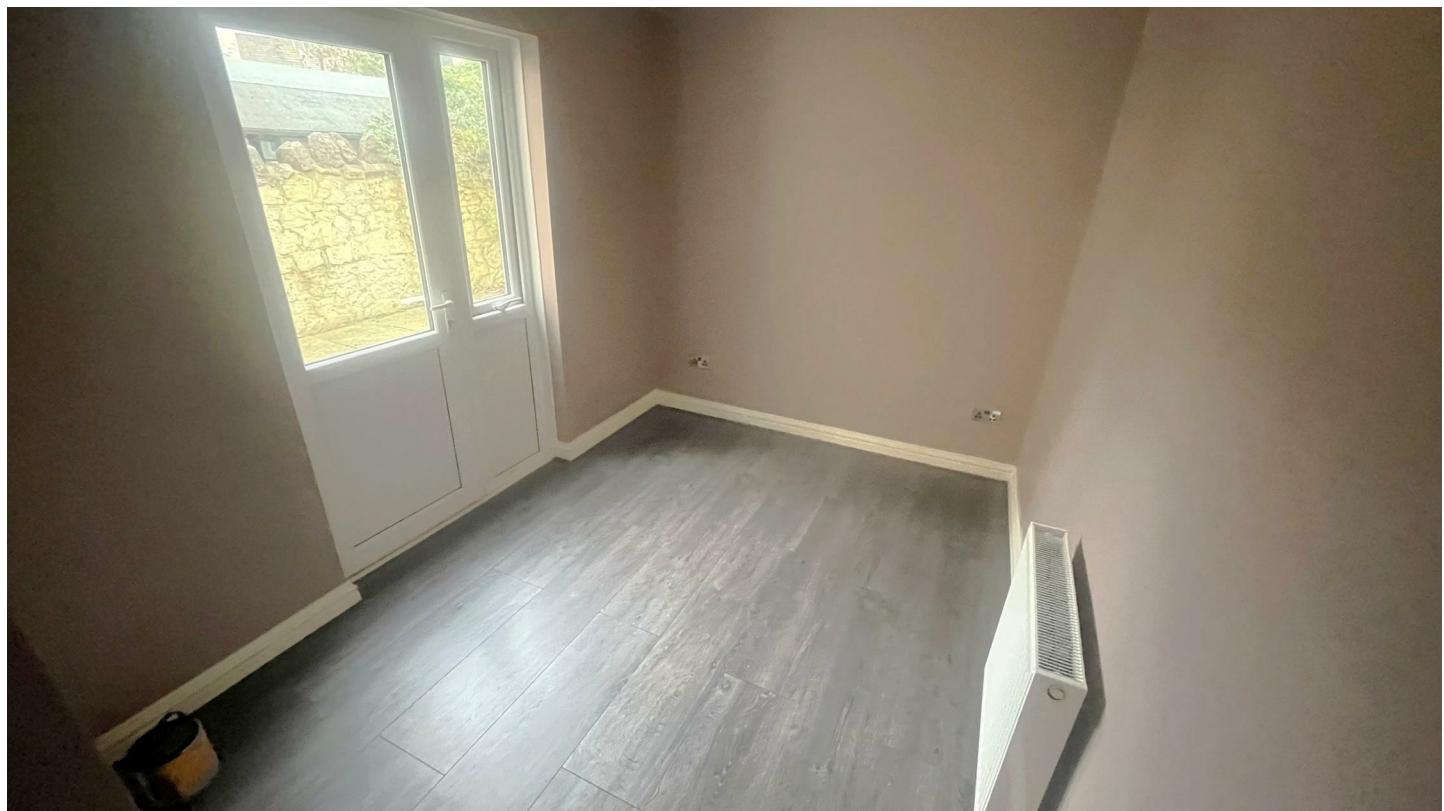


EPC

D

Leasehold

Council Tax Band: A



## **Entrance**

Upvc Double glazed entrance door, consumer unit, door to:

## **Lounge 4.14 by 3.07 ( 15cm by cm) (13'7" by 10'1" (13'1" 49'3"cm by 9'10" 23'0"cm))**

Upvc Double glazed bay window to front, T.V point, radiator, arch through to inner hallway, door to:

## **Kitchen 2.08m by 1.47m (6'10" by 4'10" )**

Range of wall & base units with work surface over and splash backs, single stainless sink and drainer with mixer tap over, indesit electric hob with extractor over and electric oven under, ideal Combi boiler, space for washing machine and fridge/freezer, laminate floor.

## **Inner Hall**

Spotlights, storage cupboard, doors off.

## **Bedroom One 4.55 by 3.23 ( cm by cm) narrowing**

Upvc Double glazed door and window to rear, T.V. point, radiator.

## **Bedroom Two 3.43 by 2.26 ( 42cm by 27cm) (11'3" by 7'5" (9'10" 137'10"cm by 6'7" 88'7"cm))**

Upvc Double glazed window to rear, T.V Point, radiator.

## **Wetroom 2.41 by 1.32 ( cm by 33cm) (7'11" by 4'4" (6'7" 134'6"cm by 3'3" 108'3"cm))**

Walk in double shower cubicle with hot water sunflower shower over, low level W/C, pedestal wash hand basin, extractor fan, aquaboard wall covering, radiator/heated hand rail.

## **Courtyard**

Enclosed by wall, laid to patio, outside storage area, gate giving access to front.

## **Front**

Driveway with parking for 1 vehicle, side access to rear courtyard, electric meters to side.

## **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an

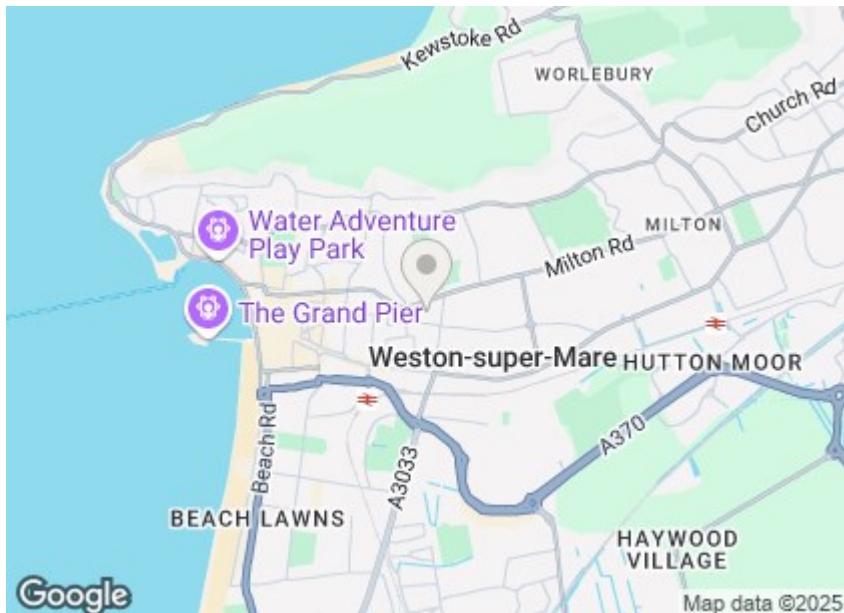
appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

## **Additional Information**

Leasehold Property - In Excess of 900 years

Council Tax Band A Approx.£1390.80 Per Annum



## Viewings

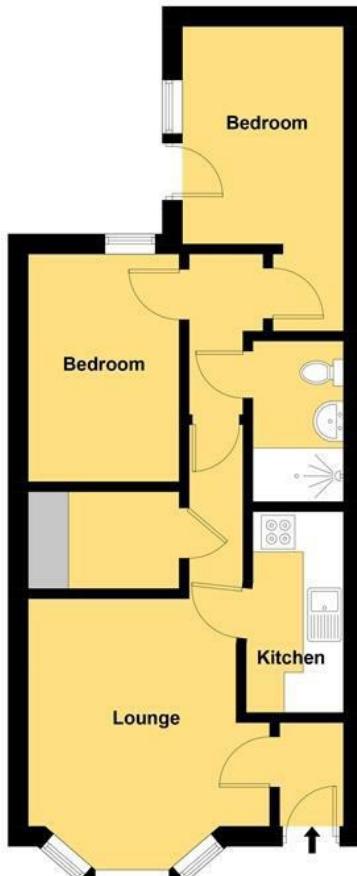
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Approx. Gross Area 536 Sq.Ft - 49.8 Sq.M



For illustrative purposes only. Not to scale. ID399465  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision.com