



**4b Eastfield Park, Weston-Super-Mare, BS23 2PE**

**£220,000**

- First Floor Rear Apartment
- Lounge
- Hillside Location
- Located On a Private Road
- Two Bedrooms
- Bathroom & En-Suite Shower
- Allocated Parking
- Private Garden

# 4b Eastfield Park, Weston-Super-Mare BS23 2PE

Rachel J Homes is delighted to market this spacious and well presented first-floor apartment situated on Weston hillside, in the lesser known area of Eastfield Park with exclusive use of the secluded park gardens. This property would be an ideal first-time buy, investment or downsize. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Bath Room and En-Suite Shower, Rear Garden, and Parking. Added benefits of this lovely home include gas central heating. Accompanied viewings - CALL NOW to book yours!



EPC  
E

Leasehold  
Council Tax Band: A



## **Communal Entrance**

Stone steps up to shared access with 2 flats.

hedge cutting/maintenance.

## **Entrance Hallway**

Ceiling height storage cupboard, built-in storage with radiator & meters, feature fire place, wall mounted boiler, water meter, door to inner hallway

Building Insurance is an additional annual fee.

Eastfield Park fees approx. £75. Per Annum

No Ground Rent - The leaseholders own 1/6 of the freehold

## **Lounge**

**4.7 x 3.48 (15'5" x 11'5")**

Two wooden single glazed sash windows to side, open feature fireplace with mantle over, radiator, tv point, telephone point, laminate flooring.

## **Kitchen**

**3.38 x 1.78 (11'1" x 5'10")**

Upvc Double glazed window to side, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, stainless steel sink and drainer, radiator, laminate flooring.

## **Bedroom 1**

**3.76 x 3.10 (12'4" x 10'2")**

Two wooden single glazed sash windows to rear, two built-in wardrobes, radiator, ceiling height storage cupboard with access to loft, laminate flooring.

## **Bedroom 2**

**3.53 x 2.39 (11'6" x 7'10")**

Upvc Double window to side, feature fireplace, radiator, door to;

## **En-Suite**

Shower with hot water mixer shower over, pedestal wash hand basin, low level W/C, heated towel rail, vinyl flooring.

## **Bathroom**

Corner bath with hand held hot water mixer shower, wash hand basin set into vanity unit, low level W/C, heated towel rail, vinyl flooring.

## **Garden**

Pathway leading to rear garden with steps leading to Cecil Road, decorative gravel area with lawn.

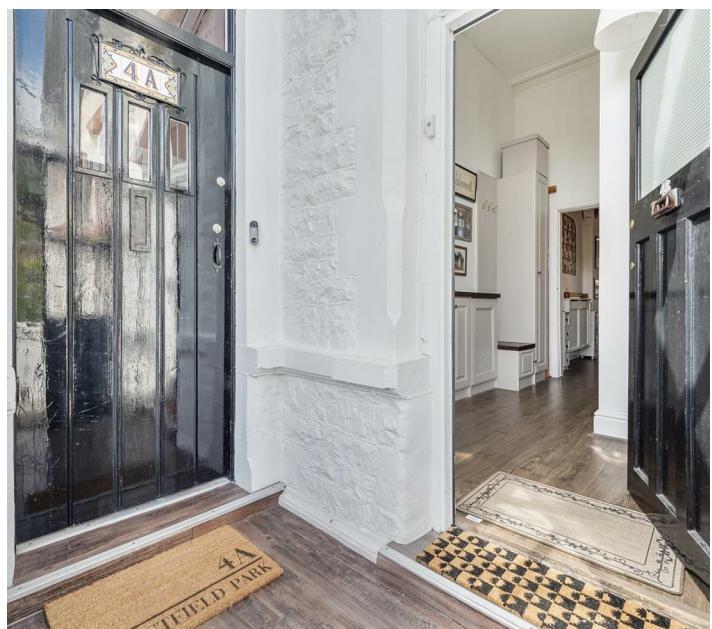
## **Front / Parking**

Allocated parking space.

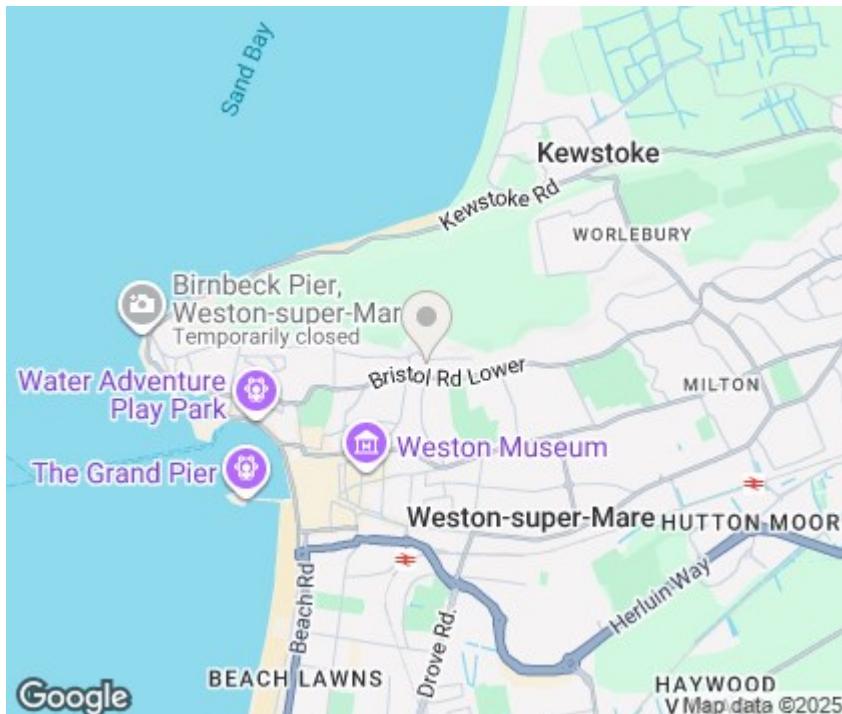
## **Additional Information**

Annual Service Charge - £300.00

This includes maintenance of communal areas,







## Viewings

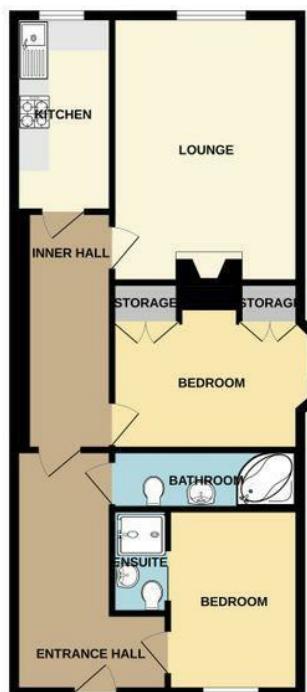
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

E

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	48	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, shape and approximate dimensions have been tested and no guarantee as to their operability or efficiency can be given.