



## 199 Longridge Way, Weston-Super-Mare, BS24 7HR

**£150,000**

- Purpose Built Ground Floor Flat
- Lounge
- Garage and Driveway
- In Need of Updating
- Two Bedrooms
- Kitchen
- No Chain
- Ideal First Time Buy / Investment

# 199 Longridge Way, Weston-Super-Mare BS24 7HR

Rachel J Homes is pleased to market this Ground Floor Flat situated in a purpose built block of four, located on the edge of Weston Village giving easy access to Shops, Amenities, and Transport Links via Rail, Bus and M5 corridor. If you are a first time buyer or investor looking for somewhere that you can put your own stamp on and improve then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Hall, Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom, Garage and Driveway. Added benefits of this property include double glazing, electric heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



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1



1



EPC  
C

Leasehold

Council Tax Band:



### **Communal Entrance**

Front door to all flats, postboxes, stairs to other flats.

### **Entrance Hallway**

Entrance door into hallway, security entry phone, storage cupboard housing water tank, storage cupboard with consumer units, night storage heater, doors off

### **Lounge/Diner 6.79 x 3.36 (22'3" x 11'0")**

Two UPVC double glazed windows to side, two night storage heaters, TV point, electric feature fire setting to surround, door to;

### **Kitchen 3.08 x 2.31 (10'1" x 7'6")**

UPVC double glazed window to side, range of wall and base units with worksurface over and tile flashback, sink and drainer, electric hob with extractor fan over and electric oven under, washing machine, storage heater, space for fridge freezer.

### **Bedroom One 3.94 x 3.08 (12'11" x 10'1")**

Two UPVC double glazed windows to rear and side, night storage heater, TV point.

### **Bedroom Two 2.90 x 2.30 (9'6" x 7'6")**

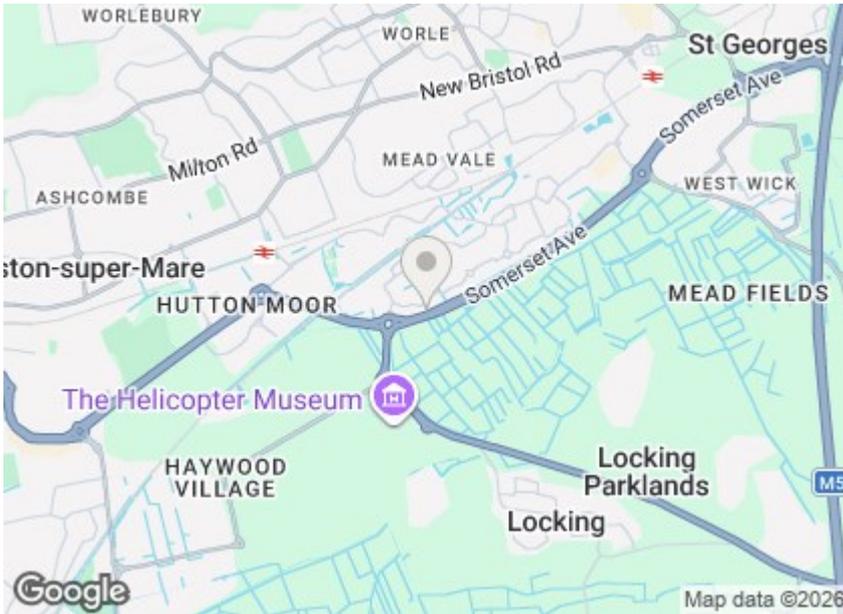
UPVC double glazed window to rear, night storage heater.

### **Bathroom 1.99 x 1.71 (6'6" x 5'7")**

Panel bath with hot water mixer shower over, wash hand basin set into vanity unit, low-level WC extractor fan.

### **Garage and Parking**

Up and over door , parking to the front .



## Viewings

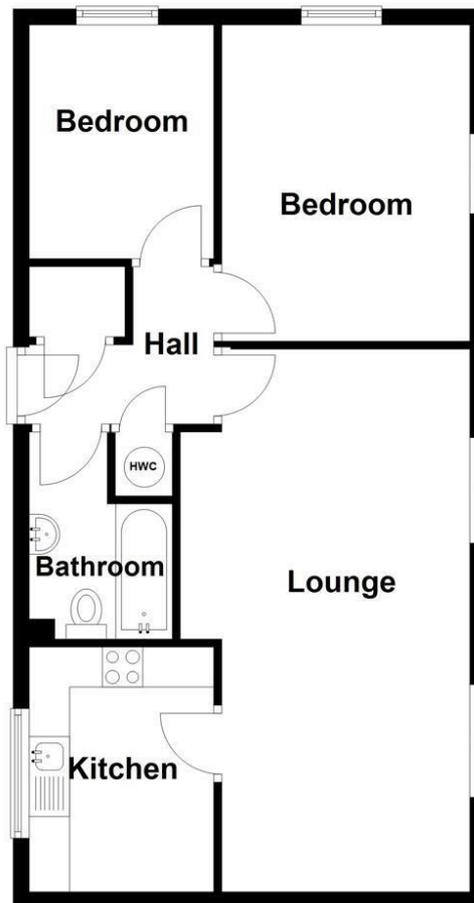
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

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>	75	76
(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	

## Ground Floor



Area: approx. 59.2 sq. metres (637.3 sq. ft)