



34 Arundell Road, Weston-Super-Mare, BS23 2QQ

£200,000

- Purpose Built First Floor Flat
- Lounge/Diner
- Shower Room
- Garage & Parking
- Two Double Bedrooms
- Kitchen
- Double Glazed
- Communal Gardens

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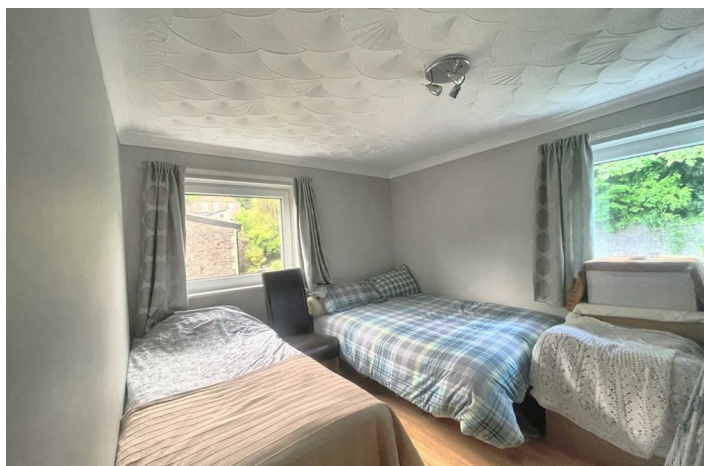
Rachel J Homes is delighted to market this First Floor Flat situated in a purpose built block on Weston Hillside close to the Town Centre, Train Station, Sea Front and Promenade. This would make an ideal first home or if you are downsizing. The accommodation briefly comprises of Communal Entrance, Hallway, Lounge, Kitchen. Two Double Bedrooms, Shower Room, Communal Gardens, Shared Garage and Parking. Added benefits of this home include double glazing and night storage heating. Accompanied viewings - CALL NOW!!



EPC

Leasehold

Council Tax Band: B



Communal Entrance

Wood and glass door into Communal entrance, Upvc double glazed door to rear Communal garden, stairs to all flats.

Entrance Hallway

Wooden entrance door, entrance phone, night storage heater, wooden flooring, doors off.

Lounge/Diner

5.22 x 3.22 (17'1" x 10'6")

Upvc Dual aspect double glazed windows to front and side, T.V point, electric fire set in feature stone surround, wooden flooring.

Kitchen

3.75 x 1.91 (12'3" x 6'3")

Upvc double glazed window to side, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, electric hob with extractor over, electric oven eye level oven, built-in microwave and fridge freezer, space for washing machine and slimline dishwasher.

Bedroom 1

4.21 x 2.97 (13'9" x 9'8")

Upvc Dual aspect double glazed windows to rear and side, coved ceiling.

Bedroom 2

3.76 x 2.95 (12'4" x 9'8")

Upvc Dual aspect double glazed windows to rear and side, wooden flooring, night storage heater.

Shower Room

2.27 x 1.90 (7'5" x 6'2")

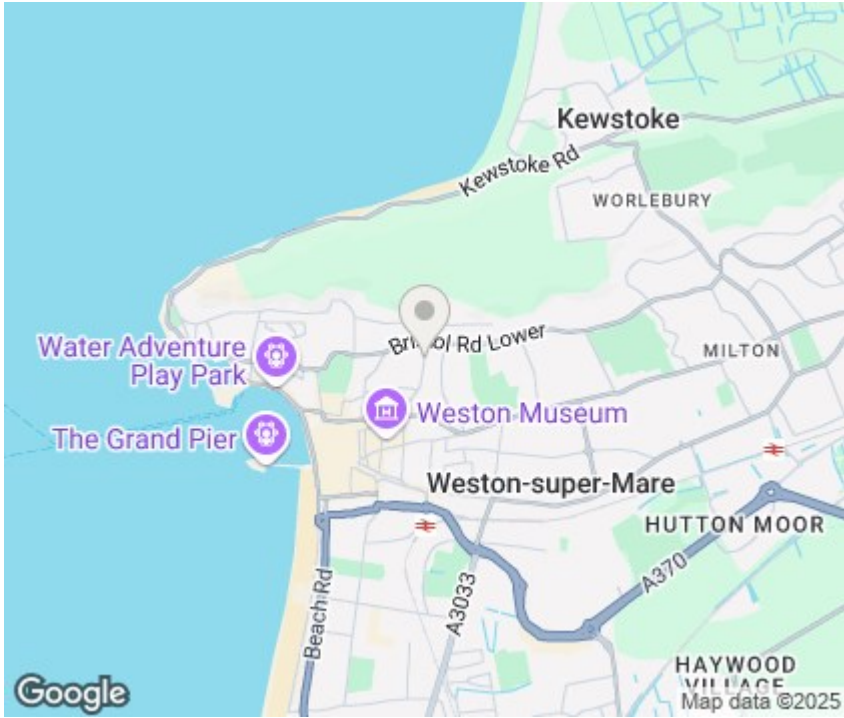
Upvc double glazed window to rear, walk in Shower with electric shower, pedestal wash hand basin, low level W/C, heated towel rail, fully tiled walls.

Communal Garden

Enclosed by wall, laid to decorative gravel with mature shrubs and patio seating area, gate giving access to front.







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) 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