



**Flat 2, Charmouth Mansions 7 Queens Road, Weston-Super-Mare,  
BS22 2LE  
£115,000**

- Quirky Ground Floor Flat
- Lounge
- Bathroom
- Garden
- Two Bedrooms
- Kitchen
- Electric Heating
- No Chain

# Charmouth Mansions 7 Queens Road, Weston-Super-Mare BS23 2LF

Rachel J Homes is delighted to market this quirky Two Bed Ground Floor Flat ideally situated at the top of Grove Park in Weston super Mare, close to shops, amenities, transport links via rail and bus routes. If you are looking for your first home, investment or maybe downsizing, make sure this on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Garden. Added benefits of this home include some double glazing, electric heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



2



1



1



**EPC**  
E

**Leasehold**

**Council Tax Band: A**



### **Communal Entrance Hall**

Steps down to the flat, front door into communal hallway, door to inner hallway with two storage cupboards

### **Lounge 4.24 x 4.09 (13'10" x 13'5")**

UPVC double glazed door and side window to front, electric fire in surround, gas point, TV point, laminate floor.

### **Kitchen 2.76 x 1.18 (9'0" x 3'10")**

UPVC double glazed window to front, range of wall and base units with work surfaces over, stainless steel sink unit with drainer, space for washing machine, space for fridge freezer, space for gas cooker, wall mounted boiler for hot water, part tiled walls.

### **Bedroom One 3.41 x 2.31 (11'2" x 7'6")**

UPVC double glazed window to front, wall mounted electric heater.

### **Bedroom Two 3.49 x 1.83 (11'5" x 6'0")**

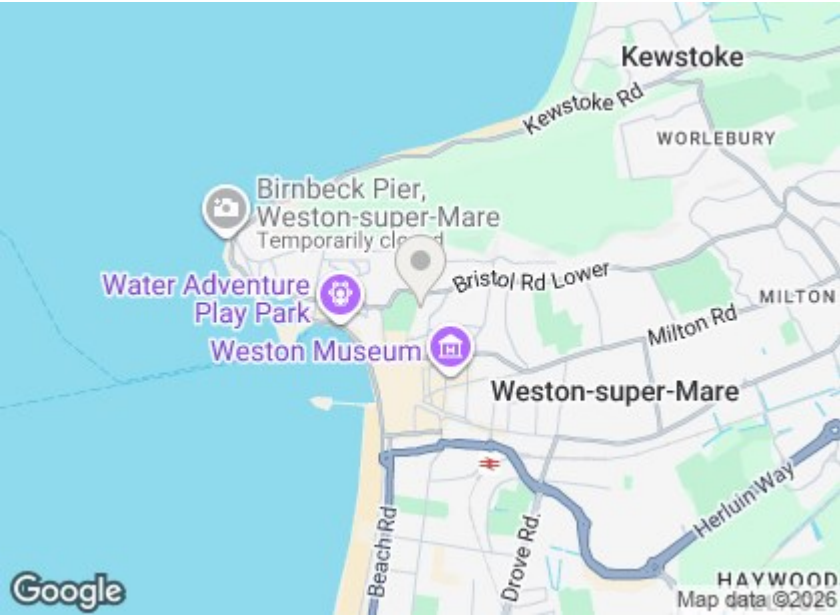
Two wooden sash windows to back and side.

### **Bathroom 3.66 x 1.02 (12'0" x 3'4")**

UPVC double glazed window to front, low level WC, wash hand basin, freestanding bath with electric shower over, electric wall heater, part tiled walls.

### **Garden**

Area laid to gravel, currently used as parking, an area of lawn enclosed by low walling and steps down to the flat.



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                                   |                         | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 45                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |