



**Garden Flat, 35 Devonshire Road, Weston super Mare, BS23 4EE**

**£170,000**

- Older Style Ground Floor Flat
- Lounge
- Double Glazed and GCH
- Rear Garden
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Refitted Bathroom
- Parking to the Front

# 35 Devonshire Road, Weston super Mare BS23 4EE

Rachel J Homes is delighted to market this great sized Ground Floor Flat situated in the popular Southward area, close to shops, schools, amenities and transport links via Bus and Rail. The sea front and promenade are also within walking distance. The accommodation briefly comprises of Own Entrance, Hallway, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Refitted Bathroom, Rear Garden and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
D

Leasehold

Council Tax Band: A



**Entrance Hall**

UPVC double glazed door, UPVC double glazed window to rear, door to second bedroom, archway to

**Kitchen / Breakfast Room**

**3.96 x 2.97 (12'11" x 9'8")**

UPVC double glazed window to rear, range of wall and floor units with work surfaces over, single drainer stainless steel sink unit, gas cooker point, wall mounted combination boiler for domestic hot water and gas central heating, plumbing for automatic washing machine, TV point, space for fridge/freezer, area for storage/coats, part glazed internal door to

**Inner Hallway**

Three understairs storage cupboards, doors off

**Lounge**

**4.45 x 3.96 (14'7" x 12'11")**

UPVC double glazed windows to front, TV point, two radiators, ornate ceiling rose, electric meter.

**Bedroom One**

**3.53 x 2.77 (11'6" x 9'1")**

UPVC double glazed window to rear, radiator

**Bedroom Two**

**3.81 x 3.20 at widest (12'5" x 10'5" at widest )**

UPVC double glazed window to rear, radiator

**Bathroom**

Upvc double glazed window to side, white suite comprises of panel bath with shower over, low level WC, pedestal wash hand basin set into vanity unit, laminate panelling, extractor fan, heated towel rail.

**Rear Garden**

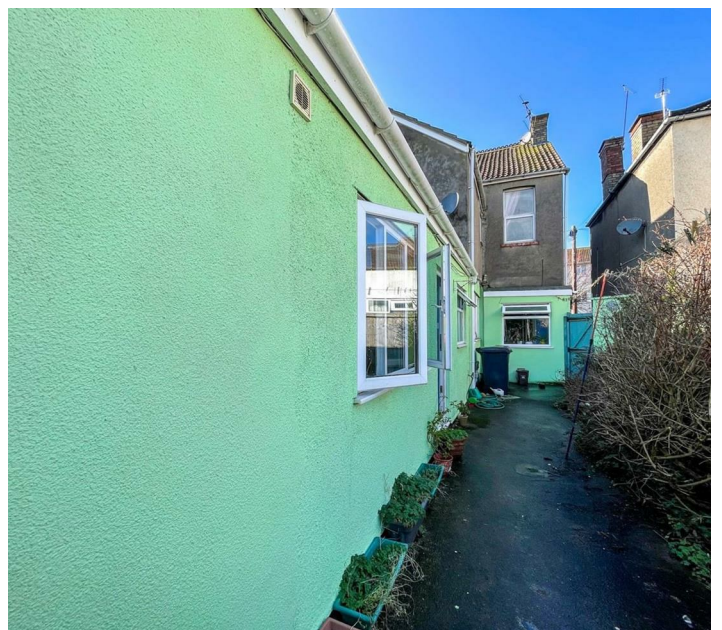
Enclosed by walling and mature shrubs, area laid to concrete providing a seating area, area laid to lawn, area to house a shed, outside tap, fish pond, side entrance.

**Parking**

One space at the front of the property.

**Additional Information**

Leasehold 999 years from 1988 - no maintenance fee or ground rent. Shared cost for drains and roof as required.







## Viewings

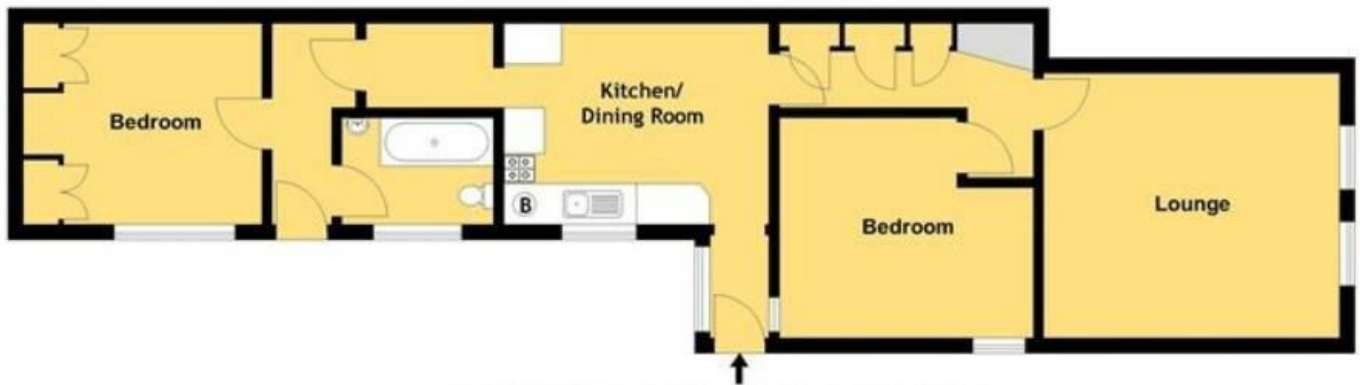
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 74        |
| (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 |           |

Approx. Gross Area 773.33 Sq.Ft - 71.85 Sq.M



For illustrative purposes only. Not to scale. Ref no:AP/13438/AN  
 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