



Flat 7, 24 Overcombe House, Shrubby Road, W-S-M, BS23 2JH

£195,000

- Well Presented Purpose Built First Floor Flat
- Two Double Bedrooms
- Lounge/Diner
- Bathroom & En-Suite
- Double Glazed & GCH
- Sea Views
- Allocated Parking
- No Chain

24 Overcombe House, W-S-M BS23 2JH

Rachel J Homes is thrilled to market this lovely and well presented First Floor Flat situated on Weston Hillside in the popular Shrubbery area which is close to the Town Centre, Sea Front, Amenities and Transport Links via Rail and Bus Routes. Located in a purpose built block the flat is one of twelve and has both lift and stair access. The accommodation briefly comprises of Communal Entrance, via security buzzer, Hallway, Lounge/Diner, Kitchen, Two Double Bedrooms, one with Ensuite, Further Bathroom, Communal Garden area and Allocated Parking with visitor parking too. Added benefits of this super home includes double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



2



2



1



EPC
B

Leasehold

Council Tax Band: B



Communal Entrance

Security entrance buzzer system, post slots , fire alarm panel, stairs and lift to other floors.

Entrance Hallway

Security entry phone, storage cupboard, radiator, doors off to all rooms.

Lounge / Diner

6.11 x 2.93 (20'0" x 9'7")

Upvc Double glazed window to rear with views over Weston Seafront and Pier, radiator, TV point, opening to;

Kitchen

2.64 x 1.44 (8'7" x 4'8")

Range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, integrated washer dryer and fridge freezer, induction hob with extractor over and electric oven under.

Bedroom 1

3.3.1 max x 2.68 (10'9".3'3" max x 8'9")

Upvc Double glazed window to front, T.V point, radiator.

Bedroom 2

3.23 x 2.79 (10'7" x 9'1")

Upvc Double glazed window to front, T.V point, radiator, door to;

En-Suite

Shower cubicle with hot water mixer shower, low level W/C, wash hand basin, heated towel rail, tiled floor.

Bathroom

1.99 x 1.89 (6'6" x 6'2")

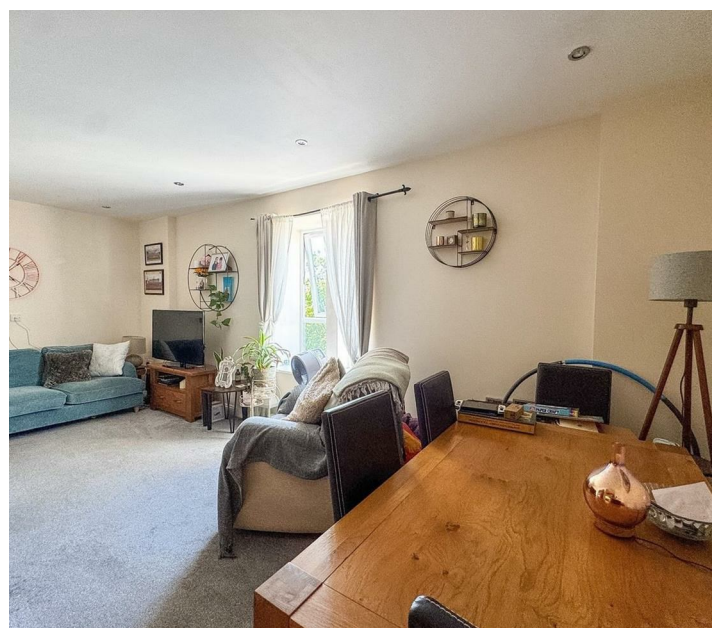
Panel bath with hot water mixer shower over, wash hand basin, low level W/C, heated towel rail, tiled floor.

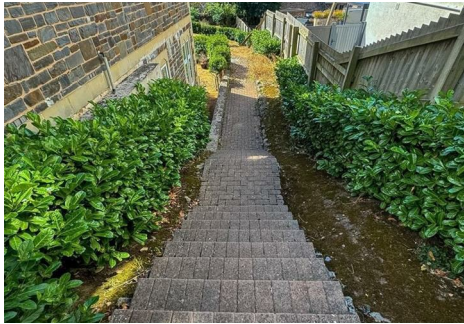
Communal Garden

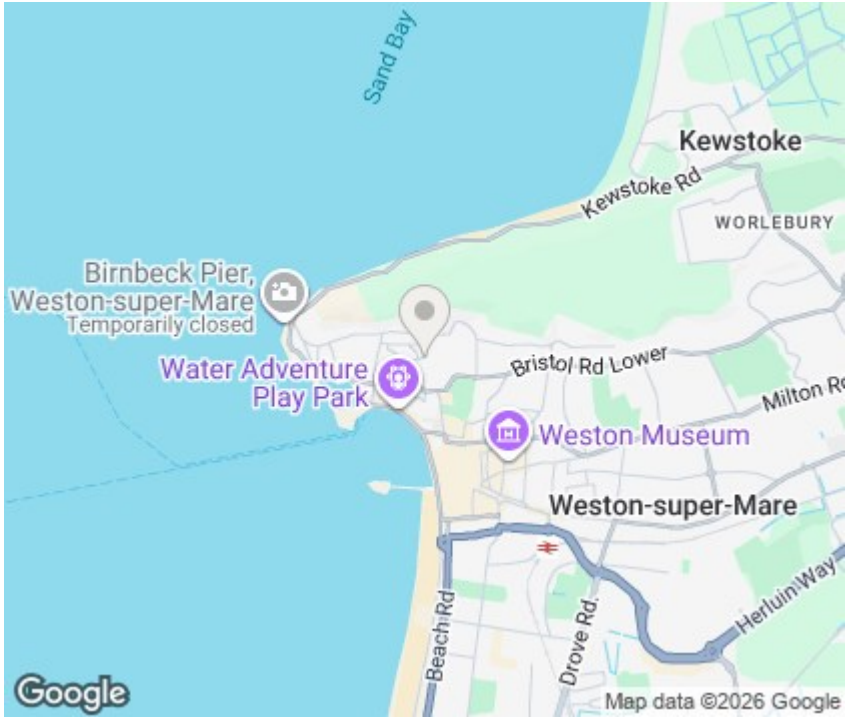
Laid to lawn with mature shrubs and trees, access by steps and also pathway.

Allocated Parking

Allocated parking space for 1 car, visitors parking space available.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

