



**Flat 4, 18 Ringwood Grove, Weston-Super-Mare, BS23 2SF**

**£185,000**

- Well Presented First Floor Flat
- Lounge/Diner
- Bathroom
- Garage and Parking
- One Double Bedroom
- Kitchen
- Double Glazed and GCH
- Weston Hillside

# 18 Ringwood Grove, Weston-Super-Mare BS23 2SF

Rachel J Homes is delighted to market this Well Presented First Floor Flat ideally situated in a tucked away position on Weston Hillside. This is an ideal buy for a first time buyer or maybe you might be downsizing and is close to Ashcombe Park, Town Centre, Bus routes and Amenities. The accommodation briefly comprises of Own Entrance, Lounge, Kitchen, Double Bedroom, Bathroom and outside there is Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
C

Leasehold

Council Tax Band: A



### **Entrance Hallway**

Steps to side of building to;  
Upvc Double glazed entrance door, radiator, laminate flooring, cupboard housing gas meter and consumer unit, doors off to all rooms.

### **Lounge**

**4.71 x 4.22 (15'5" x 13'10")**

Dual aspect Upvc Double glazed windows to rear and side, radiator, coved ceiling, laminate flooring, TV point.

### **Kitchen**

**3.62 x 2.10 (11'10" x 6'10")**

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over and electric oven under, space for washing machine, dishwasher, fridge freezer and tumble dryer, stainless steel sink and drainer, wall mounted boiler.

### **Bedroom**

**3.64 x 3.62 (11'11" x 11'10")**

Dual aspect Upvc Double glazed window to front and side, radiator.

### **Bathroom**

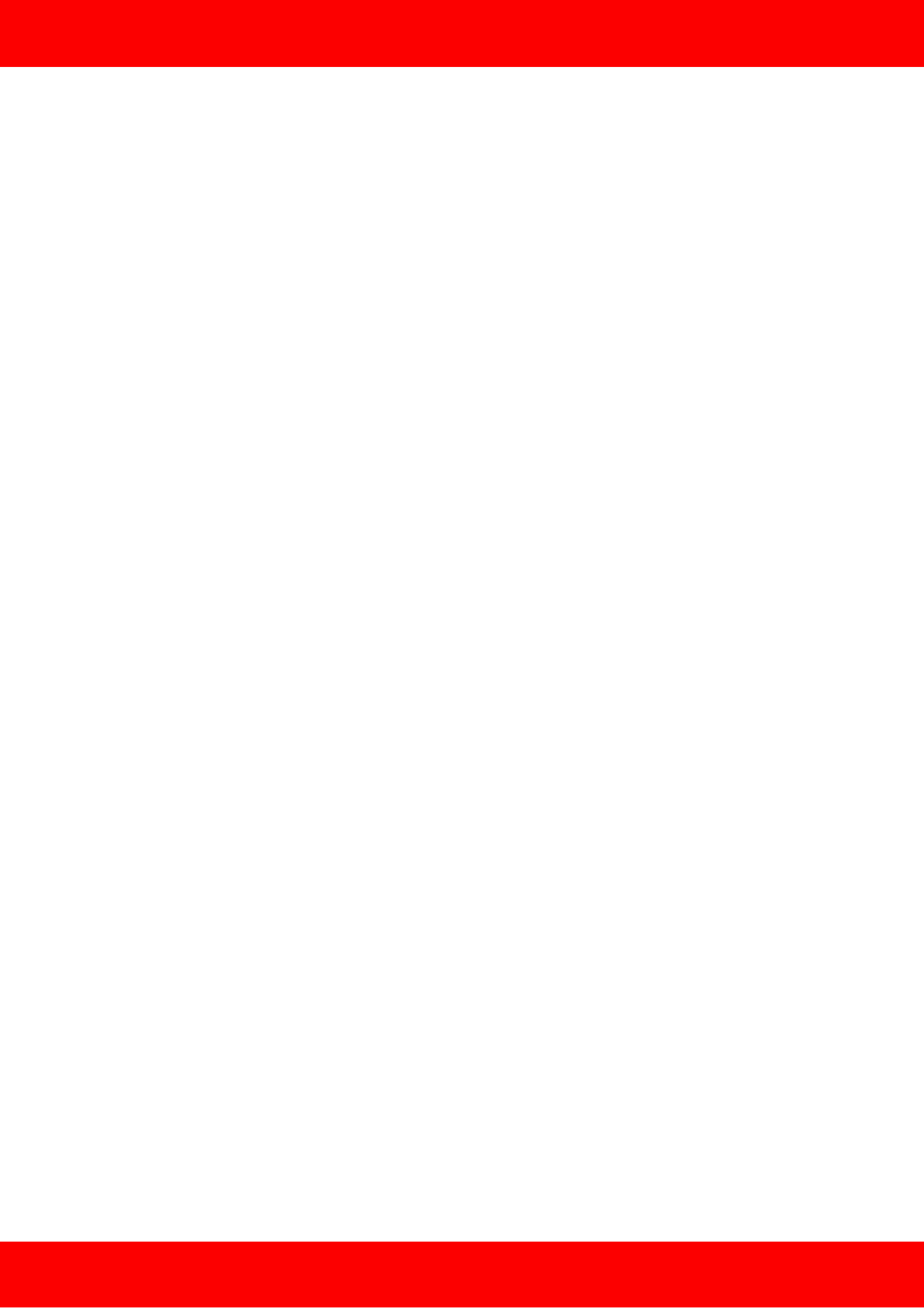
**3.50 x 2.13 (11'5" x 6'11")**

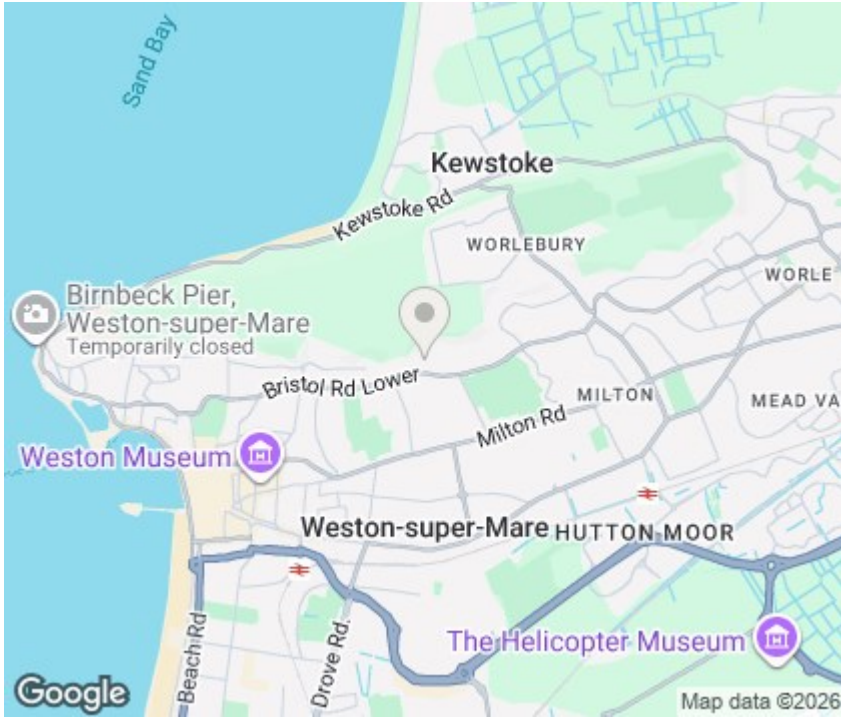
Upvc Double glazed window to front, panel bath with hot water mixer shower over, wash hand basin set into vanity unit, low level W/C, heated towel rail, part tiled walls, radiator.

### **Outside**

Garage with light and power with parking space in front, visitors parking to rear of property.







## 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>	69	73
(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	

## First Floor

