



2 Clarence Court Clarence Road North, Weston-Super-Mare, BS23 4AY

£222,000

- Lovely Purpose Built First Floor Flat
- Lounge
- Communal Garden
- No Chain
- Two Double Bedrooms
- Kitchen
- Garage and Parking
- SEA VIEWS!!!!

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Rachel J Homes is delighted to market this Well Presented First Floor Flat, ideally situated a stone's throw from the Sea Front giving easy access to the Beach and Promenade, Town Centre and Amenities. If you are looking for somewhere that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Hall, Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Communal Garden, Shared Double Garage, Parking and Visitor Parking,. Added benefits include double glazing, modern electric heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC
E

Leasehold

Council Tax Band: B



Communal Entrance

Stairs to first floor, Upvc door at rear to communal outside space and drying area.

Entrance Hallway

Part glazed front door, electric radiator, open cupboard housing consumer unit, doors to

Lounge

5.76 x 4.46 (18'10" x 14'7")

Upvc window to front, coved ceiling, electric radiator, TV and phone point, laminate flooring, door off

Kitchen

2.70 x 2.25 (8'10" x 7'4")

Upvc double glazed windows to the rear, range of wall and base units with a worktop over, one and a half bowl stainless steel sink unit with mixer tap over, electric hob with an extractor fan over, eye level electric double oven, space for a fridge/freezer and washing machine, part tiled walls.

Inner Hallway

Electric radiator, doors off

Bedroom One

4.5 x 4.24 (14'9" x 13'10")

Upvc window to front, French door to front Juliet balcony with sea views, electric radiator, open cupboards.

Bedroom Two

3.7 x 3.03 (12'1" x 9'11")

Upvc window to rear, electric radiator, built in wardrobe.

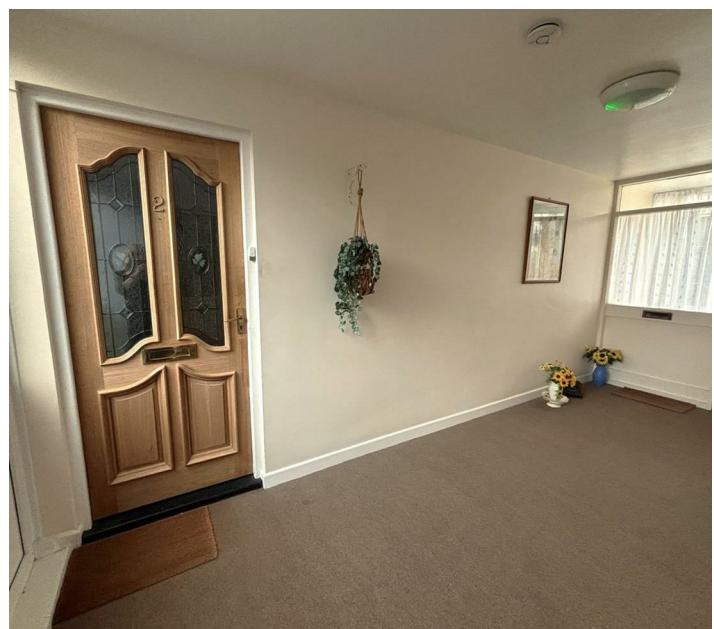
Bathroom

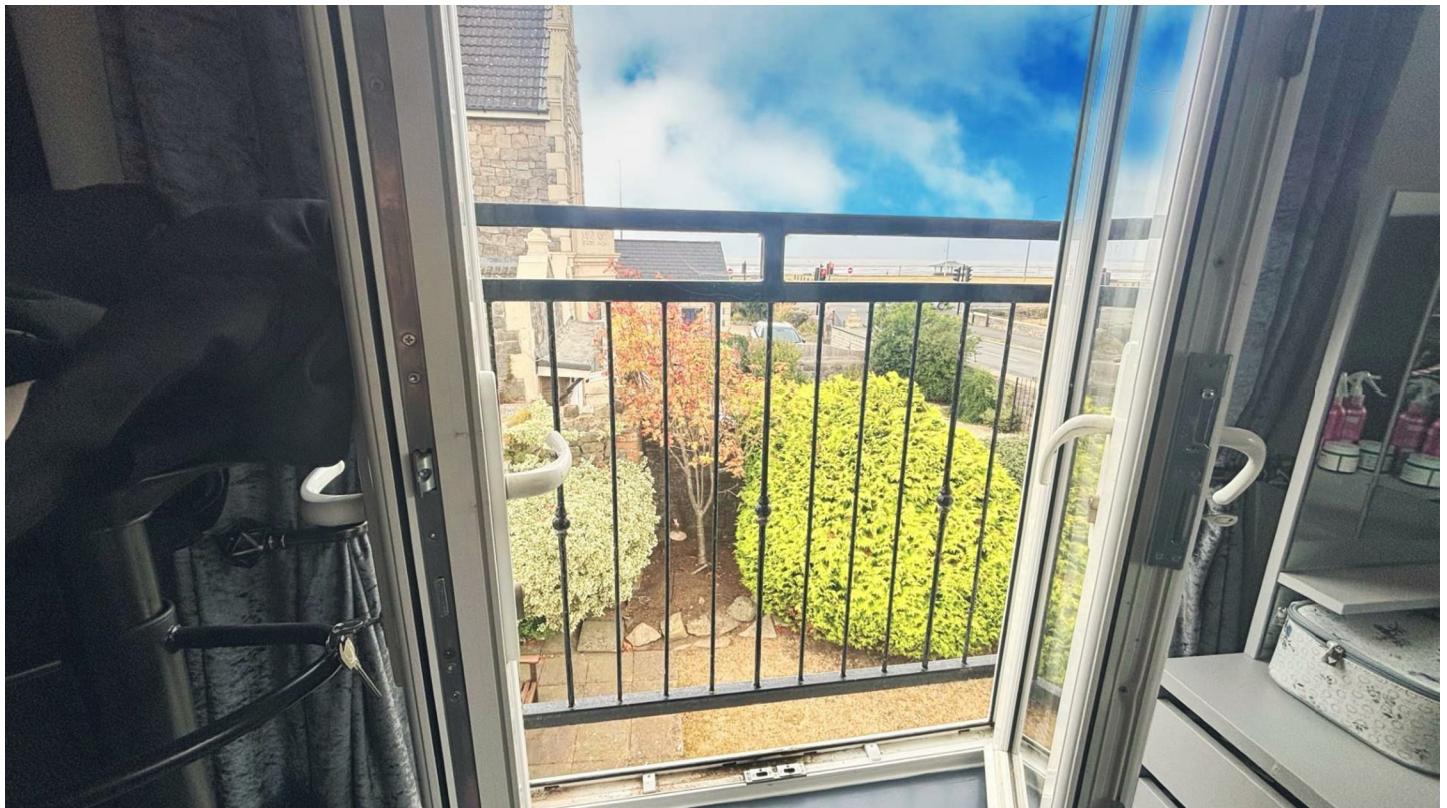
2.71 x 2.28 (8'10" x 7'5")

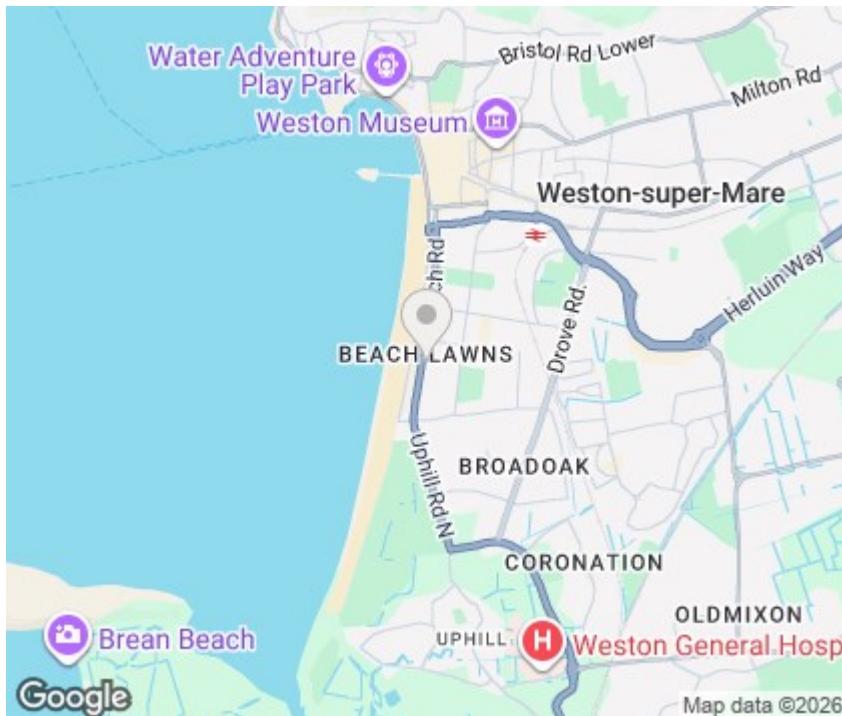
Upvc to frosted window to rear, low level WC, wash hand basin set into a vanity unit, large shower cubicle with electric shower over, micro water heater in airing cupboard, heated towel rail, laminate flooring, tiled walls.

Garage

Shared double garage with power, electric and water on the property's side, purpose built secure storage area, option to park in front of the garage, visitor off road parking outside of the property.







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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	50
EU Directive 2002/91/EC			

First Floor

