

Flat 2, 17 Upper Church Road, Weston-Super-Mare, BS23 2DX

£125,000

- Well Presented First Floor Flat
- Lounge/Diner with Sea Views
- Ideal First Time Buy
- No Chain
- Large Double Bedroom
- Kitchen
- Bathroom
- Must Be Viewed

17 Upper Church Road, Weston-Super-Mare BS23

2DX

Rachel J Homes is delighted to market this First Floor Flat, one of six in the block, and ideally situated just off the Sea Front and Promenade and close to Town Centre, Rail and Bus Routes and Amenities. This is an ideal first home or perhaps an investment. The accommodation briefly comprises of Communal Entrance Hall, Lounge/Diner with Sea Views, Kitchen, Good Sized Double Bedroom, Study, and Bathroom. There is also a communal front garden which is laid to patio and for all residents to use.

Added benefits include gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



1



1



1

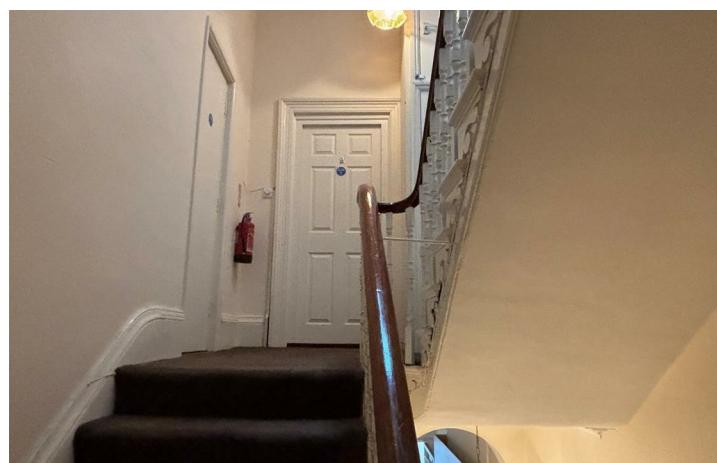
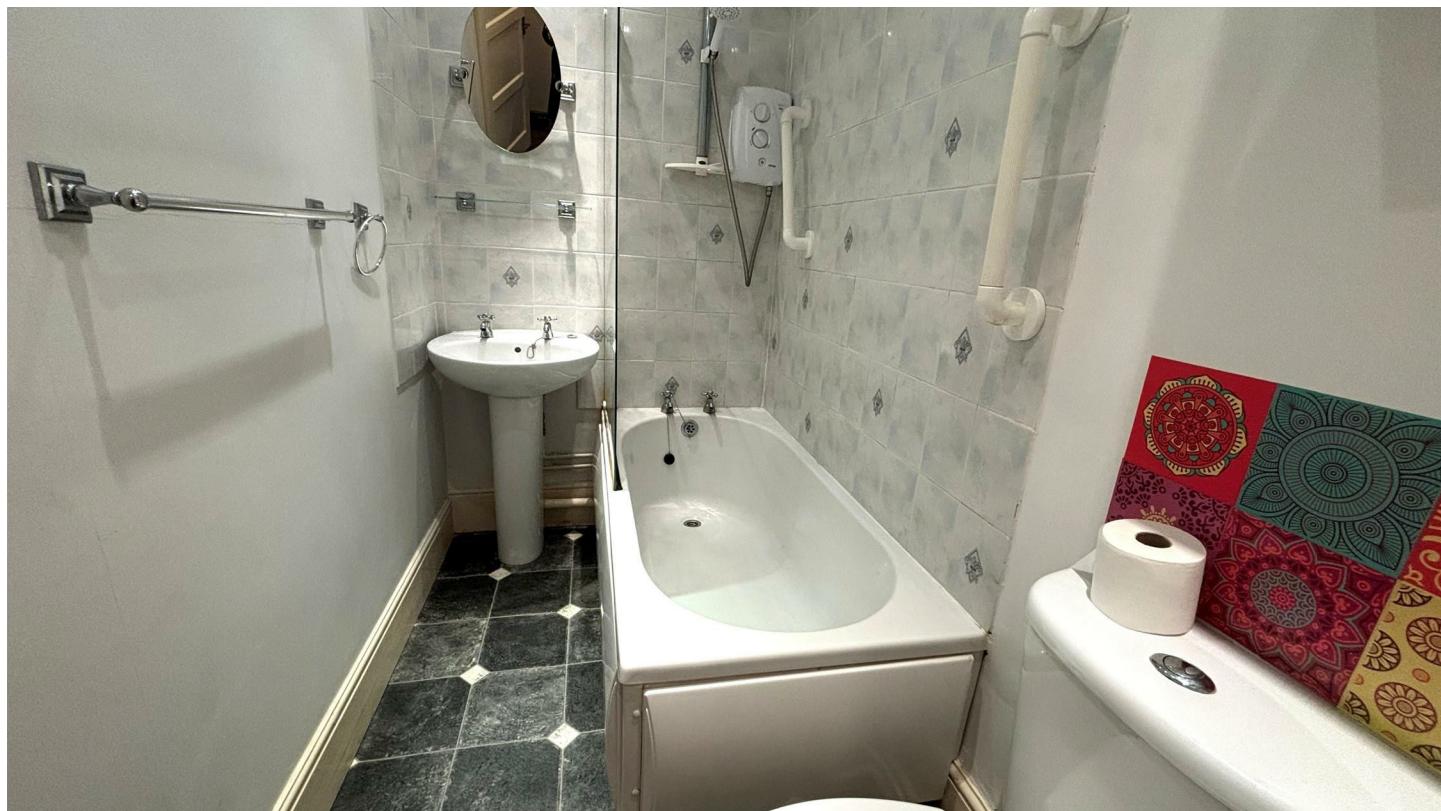


EPC

D

Leasehold

Council Tax Band: A



Communal Entrance

Entrance door into hallway, stairs to all floors.

Entrance Door

Entrance door into;

Kitchen 2.48 x 2.44 (8'1" x 8'0")

Range of wall and base units with work surface over, electric hob with extractor hood over, electric undercounter oven, composite one and a half sink drainer, space for fridge/freezer, tiled walls, open doorway to;

Lounge / Diner 6.09 x 4.35 into bay (19'11" x 14'3" into bay)

Single glazed sash window to front, and sea views, double radiator, picture rail, coved ceiling.

Inner Hallway

Consumer unit, fire exit door to hallway, doors off;

Bedroom One 3.64 x 3.06 (11'11" x 10'0")

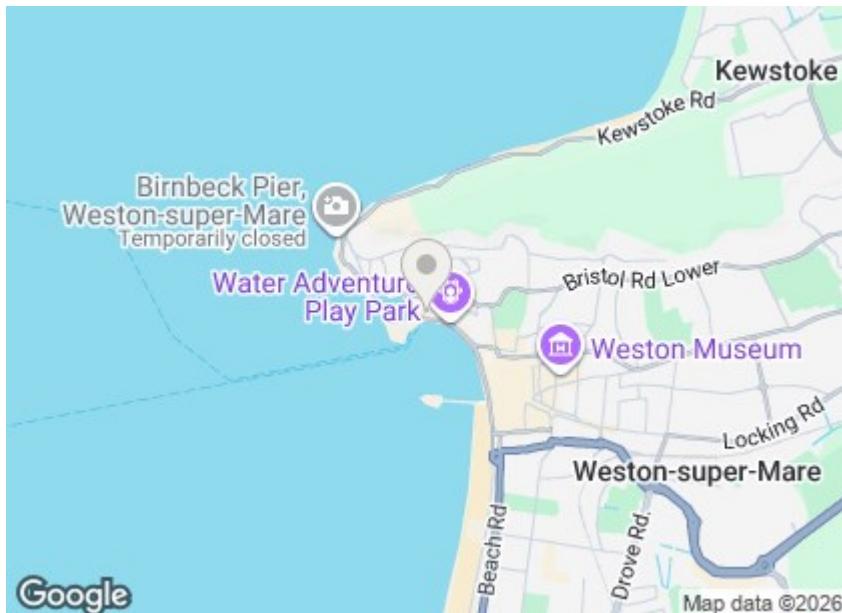
UPVC double glazed window to rear, radiator, boiler for domestic heating, cupboard housing water tank.

Study/Dressing Room 2.53 x 2.10 (8'3" x 6'10")

Ideal office space or dressing room.

Bathroom 2.30 x 1.28 (7'6" x 4'2")

Low-level WC, panel bath with electric shower over, part tiled walls, extractor fan.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		59
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	