



## Garden Flat, 2 Coombe Road, Weston-Super-Mare, BS23 2QP

**£175,000**

- Quirky Ground Floor Garden Flat
- Lounge/Diner
- Bathroom
- Off Road Parking Space
- One Double Bedroom
- Kitchen
- Terraced Garden with Views
- Close to Town Centre and Sea Front

# 2 Coombe Road, Weston-Super-Mare BS23 2QP

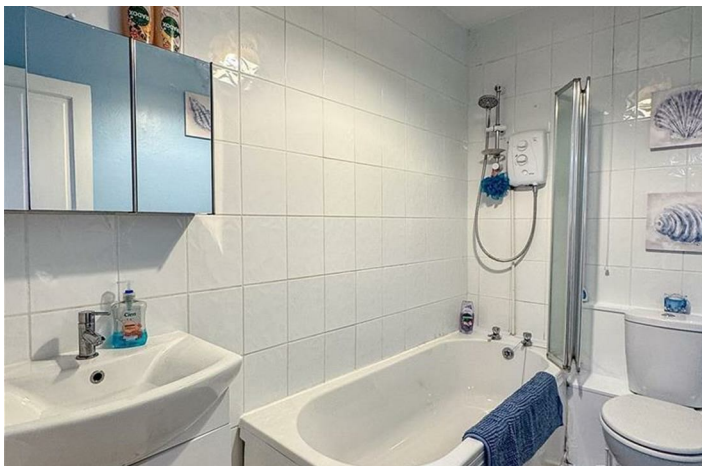
Rachel J Homes is thrilled to market this lovely ground floor garden flat ideally situated not far off the Boulevard in Coombe Road, giving easy access to the Town Centre, Sea Front, Transport Links via Rail and Bus routes and Amenities. This would make a great first home or maybe you are downsizing? The accommodation briefly comprises of Own Entrance, Hallway, Lounge/Diner, Double Bedroom, Bathroom, Rear Garden which is terraced with steps upto it, 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**

Upvc Double glazed entrance door, tiled and laminate flooring, radiator, doors off to all rooms.

### **Lounge**

**5.04 x 3.77 (16'6" x 12'4")**

Upvc Double glazed window to rear, radiator, laminate flooring, T.V point, storage cupboard, door to;

### **Kitchen**

**2.19 max x 2.19 (7'2" max x 7'2")**

Upvc Double glazed window and door to rear courtyard, range of wall and base units with work surface over and splash back, stainless steel sink and drainer, space for washing machine and under counter fridge, tiled flooring.

### **Double Bedroom**

**4.52 into bay x 4.26 (14'9" into bay x 13'11")**

Two Upvc Double glazed window to front, eye level window into hallway, laminate flooring, radiator.

### **Bathroom**

**2.62 x 1.46 (8'7" x 4'9")**

Low-level W/C, panel bath with electric shower over, wash hand basin set to vanity unit, radiator, tiled flooring, part tiled walls.

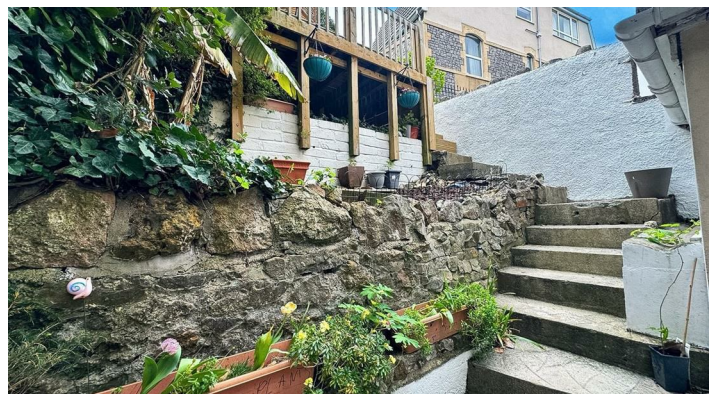
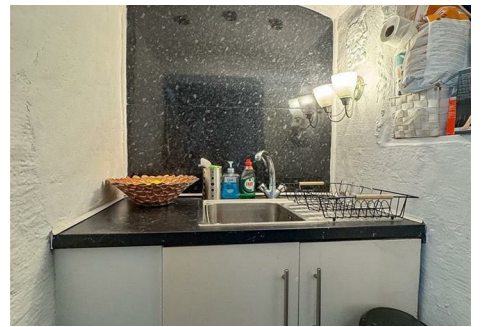
### **Staggered Rear Garden**

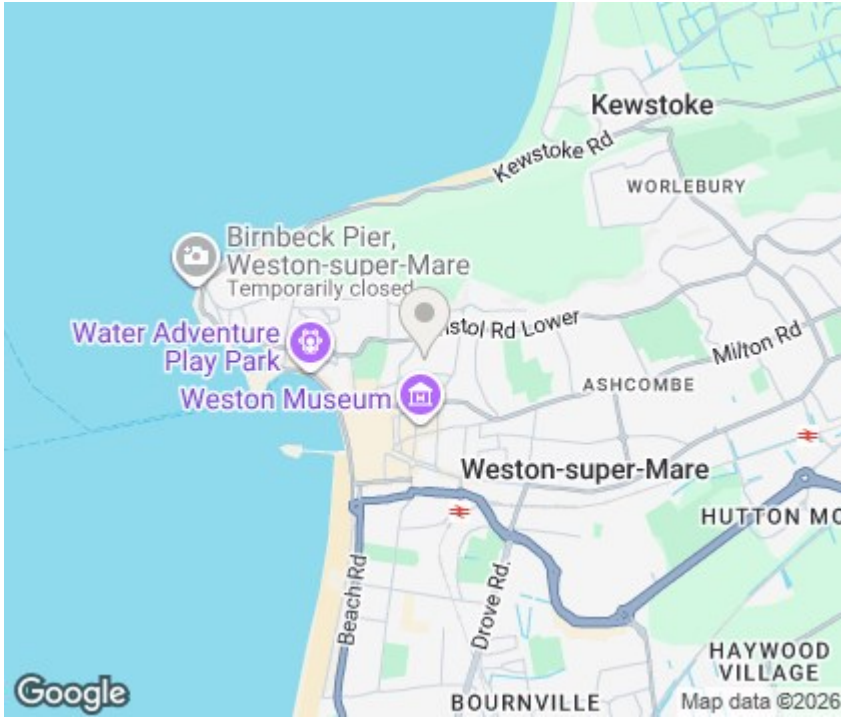
Courtyard with steps up to decked area with views, leading to small lawn with further steps to seating area with decorative gravel and mature trees and shrubs.

### **Front**

Off road parking for 1 car, laid to decorative chippings with mature shrubs.







## 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>	70	76
(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	

