



**25a Hill Road, Weston super Mare, BS23 2RY**

**£220,000**

- Well Presented Victorian First Floor Flat
- Lounge and Dining Hall
- Double Glazed and GCH
- Garage
- Two Bedrooms
- Kitchen
- Character and Charm
- Close to Town Centre and Sea Front

# 25a Hill Road, Weston super Mare BS23 2RY

Rachel J Homes is delighted to market this well presented first floor flat ideally situated on the edge of Weston Town Centre, close to Shops, Rail and Bus Routes, Schools and Amenities and the Sea Front. If you are looking for a spacious home with charm and character then make sure this is on your list to view. The accommodation briefly comprises of Own Entrance, Hallway, Lounge, Kitchen Two Bedrooms, Shower Room, and Garage. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC  
D

Leasehold

Council Tax Band: B



### **Entrance Door**

UPVC entrance door to vestibule, built in cupboard, entrance door into;

### **Dining Hall**

7.78 x 2.11 (25'6" x 6'11")

Velux windows, two radiators, loft access, doors off;

### **Living Room**

4.54 x 4.50 (14'10" x 14'9")

UPVC dual aspect windows to front and side, radiator, TV and phone point, open feature fireplace with wooden surround and marble hearth, coved ceiling.

### **Kitchen**

4.65 x 2.12 (15'3" x 6'11")

UPVC window to side, range of wall and base units with work surface over, one and a half bowl stainless steel sink with drainer, electric hob with extractor fan over and electric undercounter oven, integral fridge/freezer, cupboard housing boiler, feature radiator, part tiled walls.

### **Bedroom One**

4.42 x 3.63 (14'6" x 11'10")

UPVC window to side, radiator, coved ceiling.

### **Bedroom Two**

2.58 x 2.11 (8'5" x 6'11")

UPVC window to side, radiator.

Walk in closet area 1.71 x 1.38

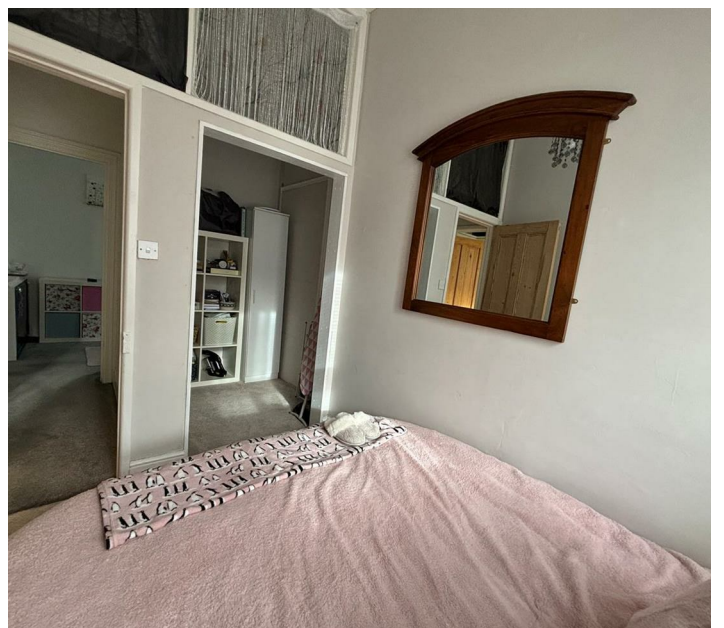
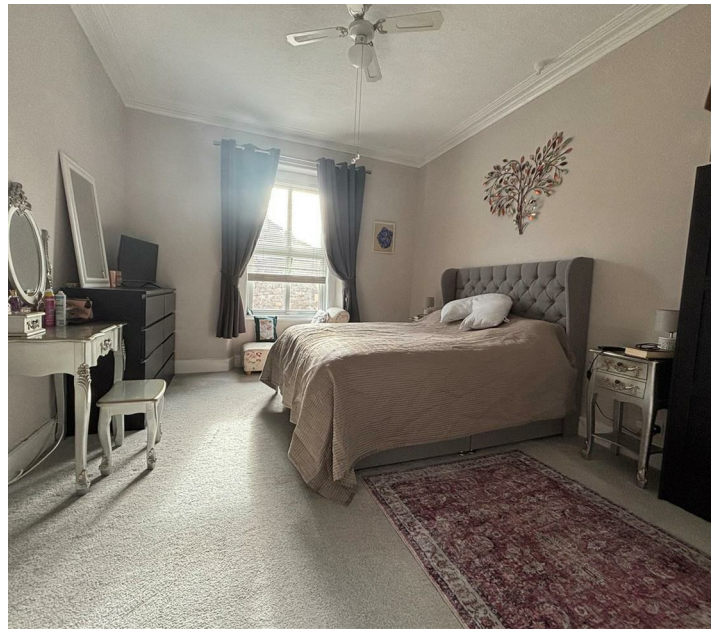
### **Shower Room**

2.10 x 2.07 (6'10" x 6'9")

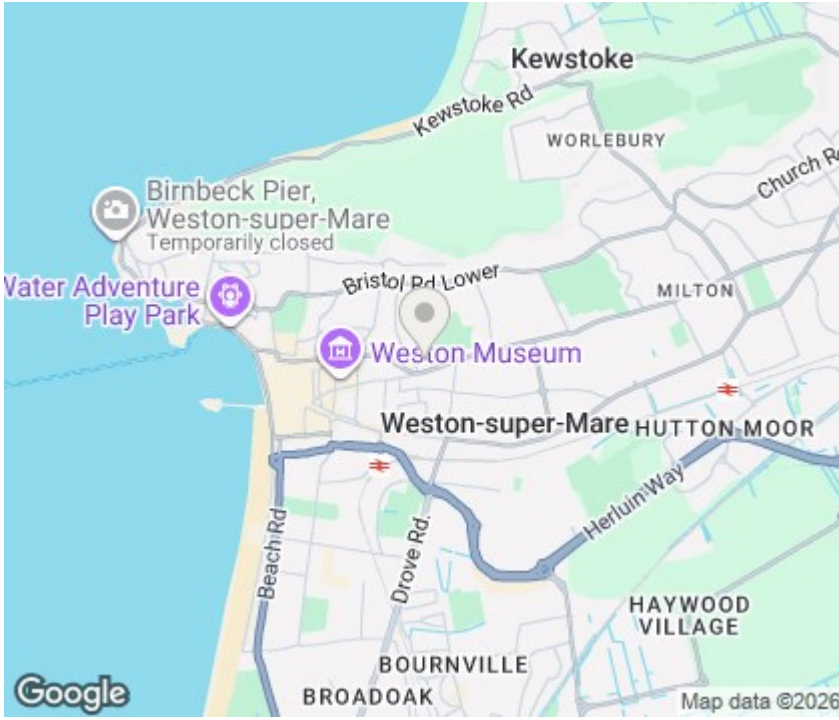
UPVC window to rear, feature radiator, double walk in shower, low-level WC, pedestal wash hand basin, part tiled walls.

### **Garage**

Up and over door, only parking inside garage.







## Viewings

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

## EPC Rating:

D

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>		
(55-68) <b>D</b>	68	80
(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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.  
 Plan produced using PlanUp.