



**FFF 52 Quantock Road, Weston-Super-Mare, BS23 4DW**

**£185,000**

- Well Presented First Floor Flat
- Lounge
- Double Glazing and GCH
- No Chain
- Two Bedrooms
- Kitchen/Diner
- Close to the Sea Front
- Close to Clarence Park



# FFF 52 Quantock Road, Weston-Super-Mare BS23 4DW

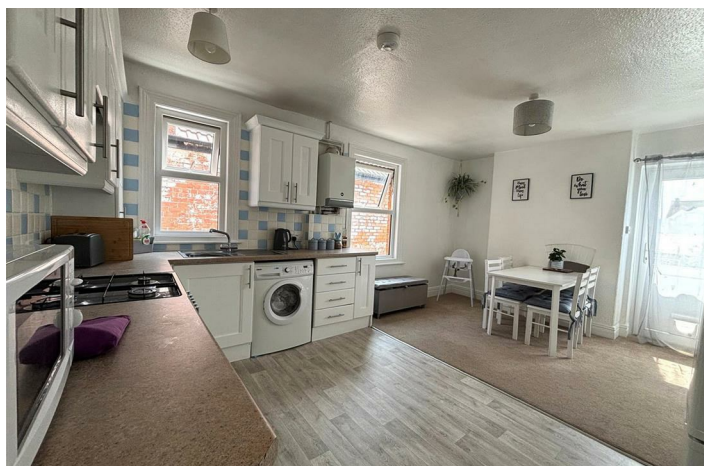
Rachel J Homes is delighted to market this First Floor Flat in the popular location of Southward and close to the Sea Front, Town Centre, Transport Links and Amenities. If you are looking for your first home, make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Hall, Landing, Lounge Kitchen/Diner, Two Bedrooms, and Bathroom. Added benefits include Double Glazing , Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Leasehold

Council Tax Band: B



### **Entrance**

UPVC entrance door to communal entrance hall.

Wooden front door.

Stairs to first floor, split landing.

### **Landing**

Velux window, radiator.

### **Lounge**

**5.30 x 3.48 (17'4" x 11'5")**

UPVC double glazed bay window to front, radiator, tv point, phone point.

### **Kitchen/ Diner**

**4.9 x 3.62 (16'0" x 11'10")**

Two UPVC windows to side, UPVC door to fire exit, radiator, range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap over. Space for gas cooker, washing machine and fridge freezer. Baxi boiler for domestic heating, part tiled walls.

### **Bedroom One**

**4.22 x 3.66 (13'10" x 12'0")**

UPVC window to rear, radiator.

### **Bedroom Two**

**3.26 x 2.00 (10'8" x 6'6")**

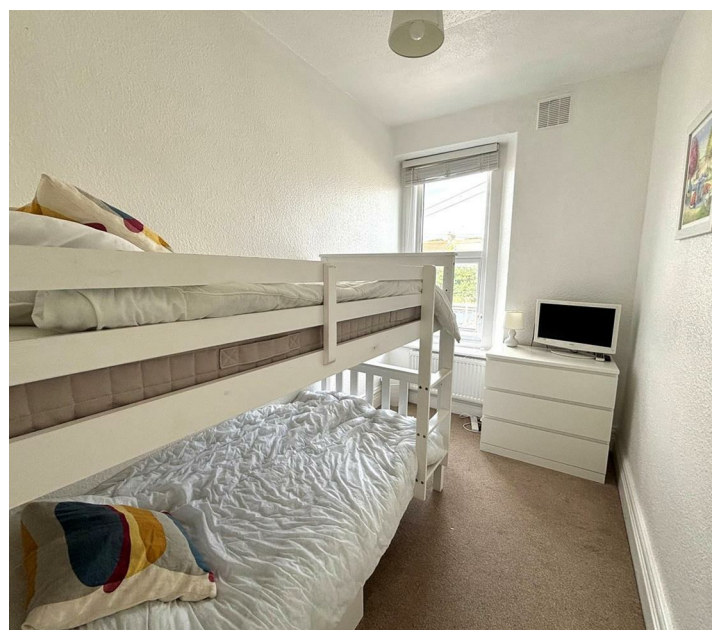
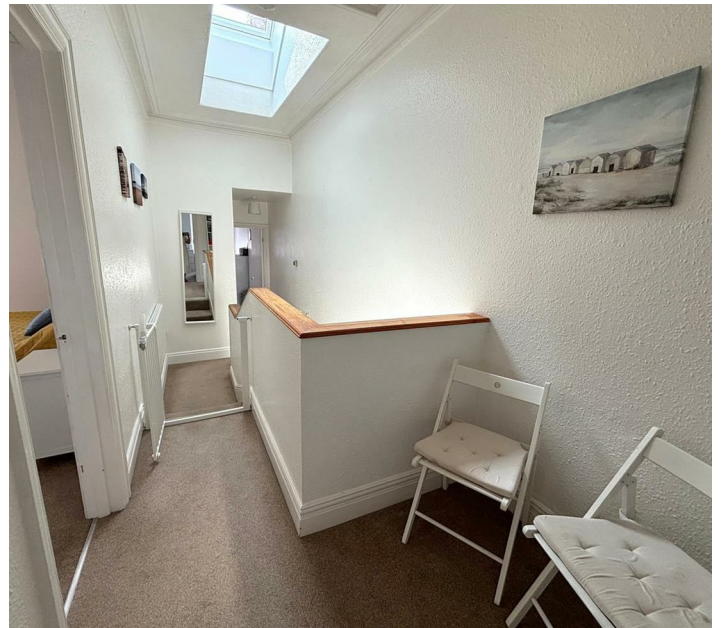
UPVC double glazed window to front, radiator.

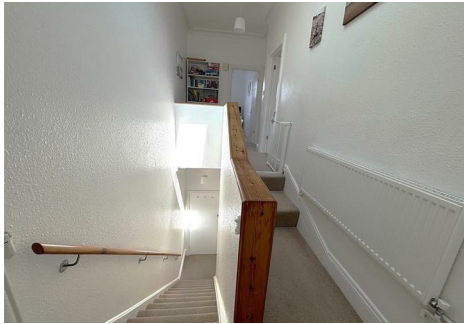
### **Bathroom**

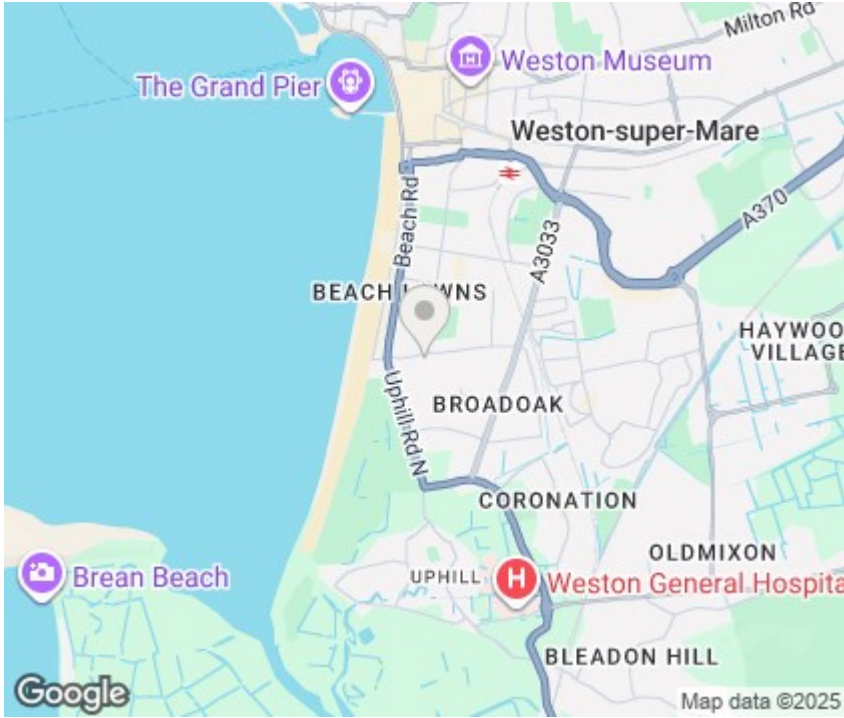
**2.6 x 1.7m (8'6" x 5'6")**

UPVC double glazed window to side, panelled bath, low level wc, pedestal wash hand basin, heated towel rail, airing cupboard housing water tank, part tiled walls.









## 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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC