

Flat 3, 17 St. Pauls Road, Weston-super-Mare, North Somerset, BS23 4AB

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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This excellent three-bedroom first-floor freehold apartment presents a fantastic opportunity for a wide range of buyers, including first-time purchasers, families, downsizers, and investors alike. Offering generous internal accommodation and a practical layout, the property provides comfortable and versatile living space in a highly accessible and well-connected area of Weston-super-Mare.

The apartment benefits from gas central heating and double glazing, ensuring year-round comfort. A notable advantage is the inclusion of off-street parking via a shared driveway, a valuable feature in such a convenient location.

Positioned just moments from Clarence Park, the seafront, local shops, and key transport links, the property is ideally situated to enjoy the best of Weston-super-Mare whilst remaining convenient for everyday amenities and commuting requirements.

The property is currently tenanted and generates an annual passing rent of £11,220.00 so could be sold with tenants in situ, or vacant possession should you wish**,** offering flexibility for prospective purchasers. Whether retained as an investment or considered for future owner occupation, this lovely apartment represents an attractive opportunity in a popular residential location.



EPC Rating: D63 | Council Tax Band: B

- **An excellent three-bedroom, first floor, freehold apartment**
- **Benefitting from gas central heating & double glazing**
- **Shared driveway providing off-street parking**
- **Currently tenanted with a rental income of circa £11,220.00 per annum**
- **Well positioned in Weston, a stone's throw from Clarence Park, the sea-front, local amenities & travel routes**
- **An ideal purchase for first-time buyers, downsizers, investors, or those seeking a convenient coastal home, sold tenanted or vacant as you wish**
- **Approximately 1,005 sq. ft.**

Accommodation

Communal Entrance: On approach to the property, there is a shared driveway and from there, you are met with a step up to a communal entrance door where the apartment entrance resides.

Hallway: Stairs rising from the entrance hallway to the first-floor landing

Landing: A split-level landing with timber balustrade, radiator, wall mounted consumer unit, timber framed single glazed skylight, ceiling lights, doors leading to principal rooms.

Living/Dining Room: A light and bright living space with electric fireplace upon a hearth and surround feature, UPVC double glazed bay style window, radiator, ceiling lights.

Bedroom Three: With a radiator, UPVC double glazed window, ceiling light.

Bedroom One: A double bedroom with radiator, UPVC double glazed window, ceiling light.

Bathroom: With vinyl flooring, low-level WC, wash hand basin over pedestal, panel bath with an electric shower over, part panel walls, radiator, UPVC double glazed window, part tiled walls, wall light, roof space access hatch, ceiling light.

Bedroom Two: With a built-in storage cupboard, UPVC double glazed window, radiator, ceiling light.

Kitchen: A well-presented kitchen with a range of wall and floor storage units with worktops and tiled splashbacks over, inset stainless steel sink and drainer, space and plumbing for appliances, a four-ring freestanding induction cooker, UPVC double glazed window, wall mounted gas fired boiler, radiator, ceiling light.

Outside

Shared Driveway: On approach to the property, you are met with a shared driveway providing unallocated off-street parking for apartments 3 and 1, step up to a timber framed entrance door.

Services: Mains water, gas, drainage, electricity.





Tenure: The property is being sold as a freehold flat. The freehold title to the entire building is included within the sale and is subject to two long leasehold flats within the building. One of the leasehold flats is also owned by the seller and is being marketed separately. The remaining leasehold flat is owned by a third party.

Freehold Ownership: Flat 3 in the building is freehold, and the ownership of the freehold title of the whole building belongs to that flat.

Management Company: There is no management company in place. The three apartments share the costs of maintaining the common areas and any necessary repairs equally as required.

360 Virtual Tour: https://tour.giraffe360.com/c1b093d875044c828432d010fe1fb52f

Floor Plan: While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.







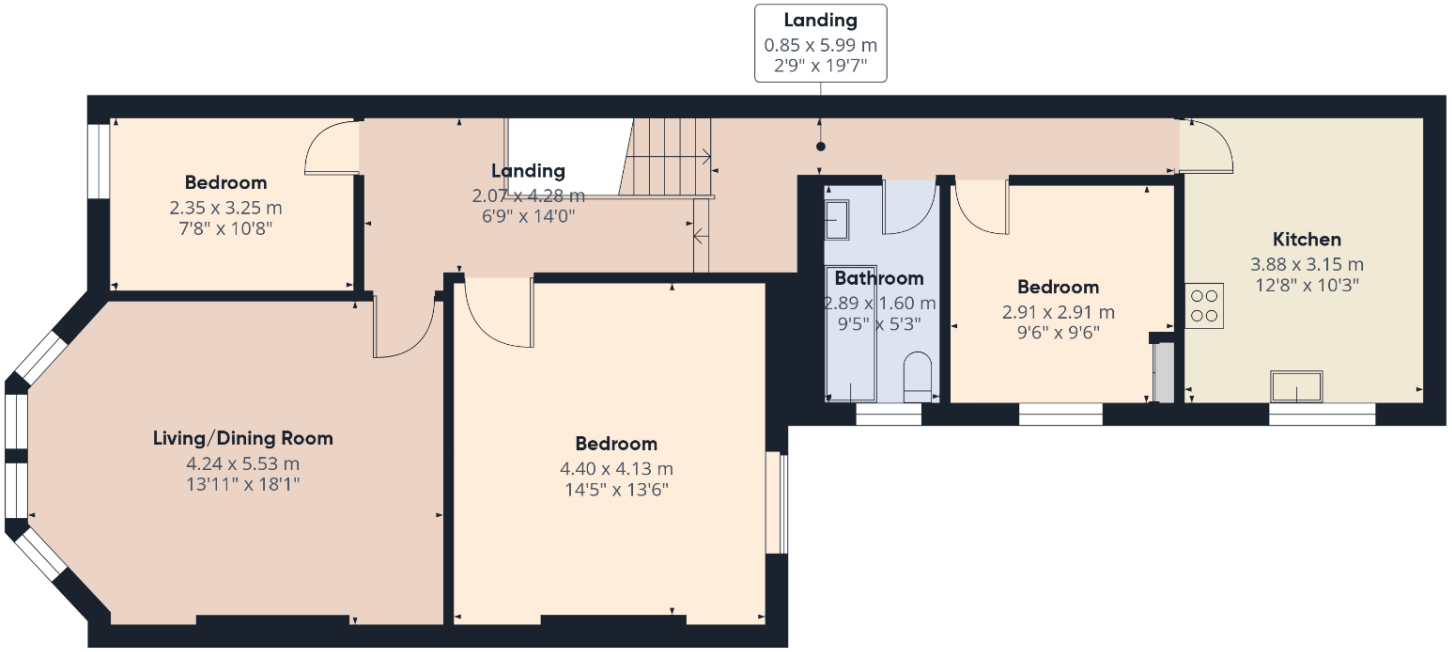


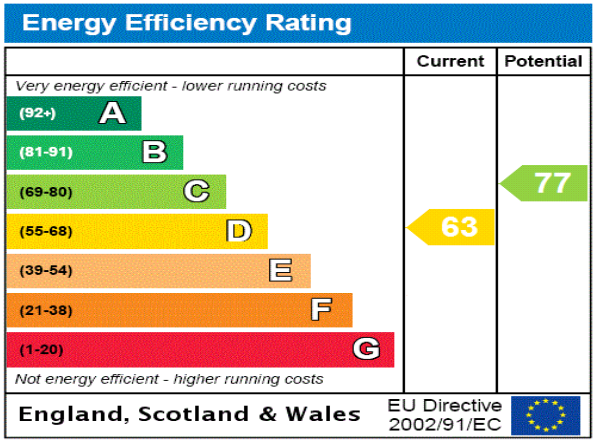












(1) Excluding balconies and terraces

Approximate total area[1]

93.4 m²

1005 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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