# Kew Gardens, Kew Road, Weston-Super-Mare, Somerset. BS23 2NP

## £165,000 Leasehold

## FOR SALE

HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set on Weston super Mare hillside this former nursing home was converted in 2016, and within a 10-15 minute walk you have the sea front, cafes, bars, restaurants, parks, beach and town centre.

The ground floor apartment is set to the rear of the building and has its own private entrance, garden and allocated paring space. The accommodation is a lovely size with a great open plan living area/kitchen with double doors to the garden patio area (the kitchen was replaced in 2024), 2 bedrooms, bathroom, inner hallway with a cupboard, gas central heating and in 2022 the boiler was replaced, plus you have double glazing, garden, and allocated parking space.

So if you want to be within walking distance of the sea front, like having your own private entrance and a garden area to enjoy a relaxed afternoon, look no further and call House Fox Estate Agents.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Ground floor apartment
- 2 bedrooms
- Lovely open plan living area/kitchen
- New kitchen in 2024
- Parking space
- Garden area
- Gas central heating (boiler replaced in 2022)
- 10-15 minute walk to the sea front
- EPC-C

## Own private entrance to the rear of the building

## Door to the apartment

## Open plan entry hall

## Living area/Kitchen;

7.91m x 3.50m (25' 11" x 11' 6") Living area: Radiator, double glazed window, double doors to the patio area. Kitchen area: Replaced in 2024....Sink unit, floor and wall units, built in oven and hob, integrated fridge/freezer, and washer/dryer, opening to the inner hallway

## Inner hallway

Cupboard

## Bedroom 1:

3.43m x 2.80m (11' 3" x 9' 2") Double glazed window, radiator

## Bedroom 2:

3.57m x 2.84m (11' 9" x 9' 4") Radiator, double glazed window

## Bathroom:

Bath with shower over, shower screen, WC, wash hand basin, heated towel rail

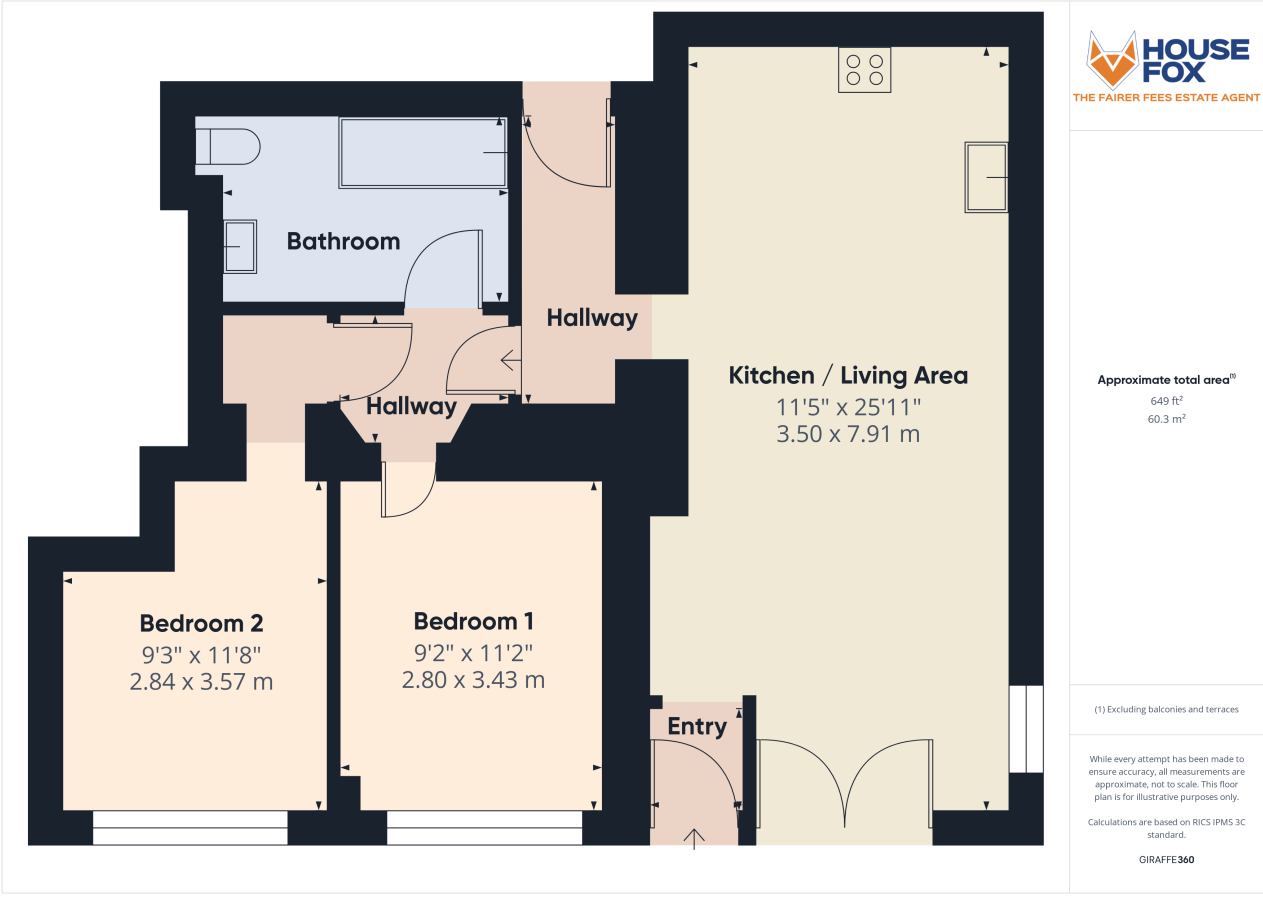
## Garden:

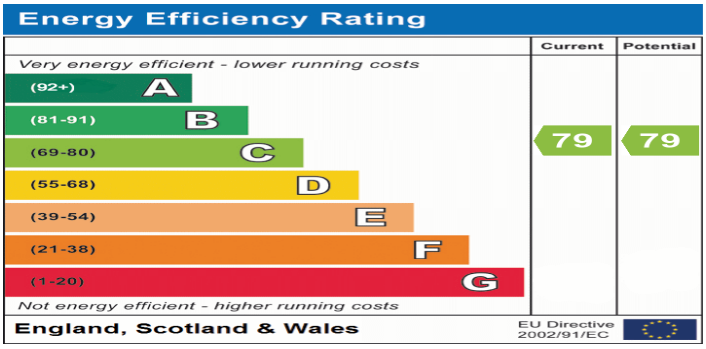
To the front of the apartment you have an open plan garden with patio area and stone chippings area

## Parking:

One allocated space set opposite the apartment

# FLOORPLAN & EPC

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