

20 Macfarlane Chase, Weston-super-Mare, North Somerset.  
BS23 3WG

£140,000 Leasehold

FOR SALE

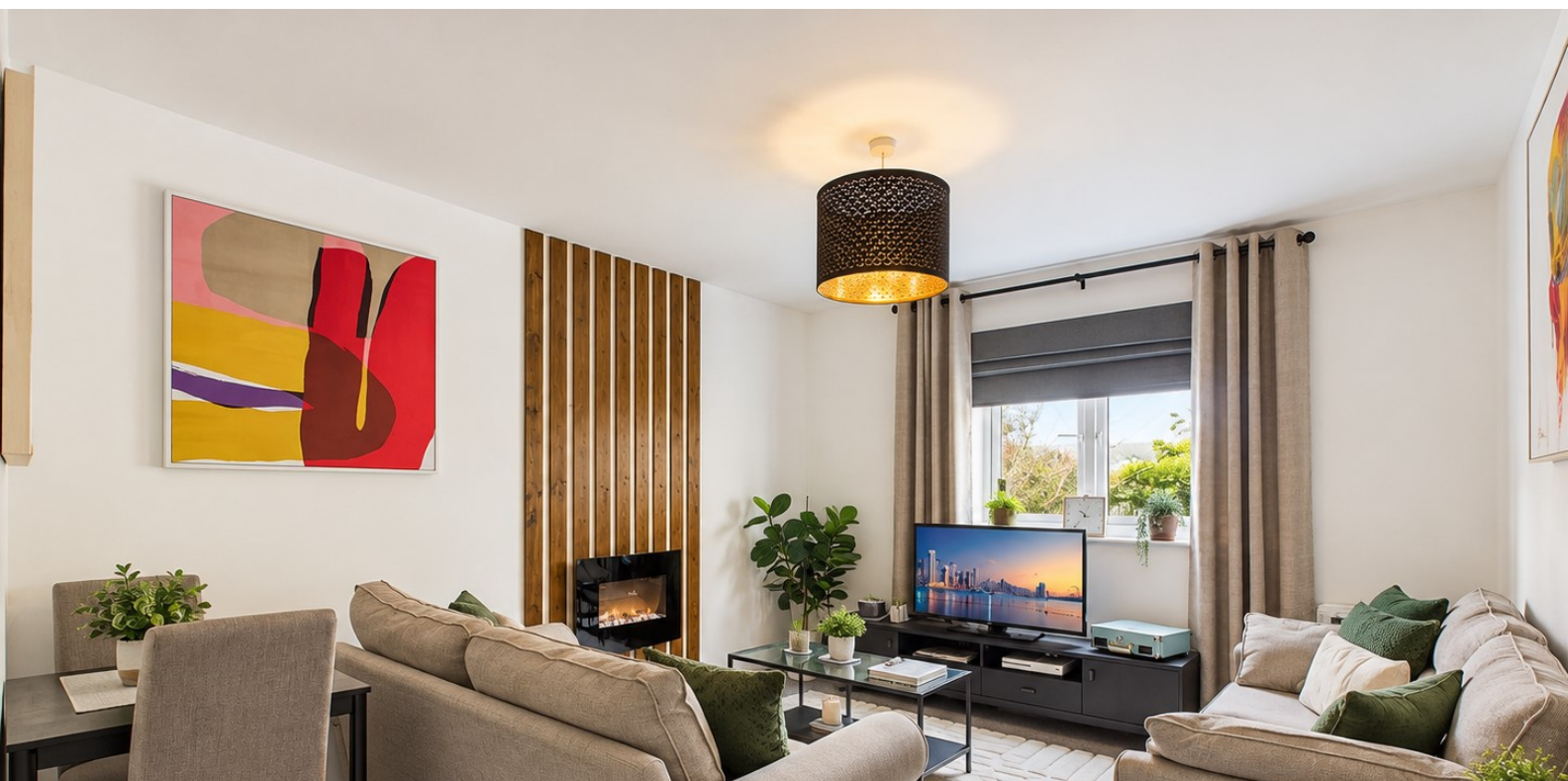


## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to present to the market this lovely two-bedroom top-floor flat, situated in the popular Macfarlane Chase area of Weston-super-Mare. Offering well-proportioned accommodation throughout, allocated off-road parking and a convenient location close to local amenities, this property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize. The property is accessed via a secure communal entrance with a door entry system, providing added peace of mind for residents. Stairs lead to the top floor, where you will find the private entrance to the flat. Once inside, you are welcomed into an entrance hall which opens through to a good-sized inner hallway, providing access to all the rooms. The living room is a lovely space to relax and unwind, offering plenty of room for comfortable seating as well as a small dining table and chairs. The separate south-facing kitchen benefits from natural light, creating a bright and pleasant space for everyday cooking. There are two bedrooms, with the main bedroom offering comfortable accommodation for a double bed and additional furniture. The second bedroom provides flexibility and could easily be used as a guest bedroom, children's room or home office. Completing the accommodation is a family bathroom fitted with a bath, wash hand basin and WC. Outside, the property benefits from an allocated off-road parking space, which is a welcome addition. Further benefits include electric heating, secure door entry, an Energy Performance Rating of C and Council Tax Band B. Macfarlane Chase is conveniently positioned within easy reach of local shops, amenities and transport links, whilst Weston-super-Mare town centre and seafront are also accessible. With its practical layout, top-floor position and allocated parking, this lovely flat is certainly worth viewing. A 360° virtual tour is available, and House Fox highly recommends an internal inspection to fully appreciate everything this property has to offer.

## FEATURES

- 360° Virtual Tour Available – Explore This Fantastic Property from the Comfort of Your Own Home and Get a Real Feel for the Space and Layout Before Arranging Your Viewing.
- Spacious Two-Bedroom Top-Floor Flat, Offering Well-Proportioned Accommodation Throughout
- Allocated Off-Road Parking Space, Providing Convenient and Secure Parking for Residents.
- Welcoming Entrance Hall Leading Through to a Spacious Inner Hallway, Providing Convenient Access to All Rooms Within the Property.
- Good-Sized Living Room Offering a Comfortable Space to Relax and Unwind, with Ample Room for a Small Dining Table and Chairs, Making It Ideal for Both Everyday Living and Entertaining.
- South-Facing Kitchen Benefiting from Plenty of Natural Light, Creating a Bright and Welcoming Space for Everyday Cooking and Food Preparation.
- Conveniently Located Close to a Range of Local Amenities, Including Shops, Schools and Transport Links, Making It an Ideal Location for Everyday Living.
- Benefiting from Electric Heating Throughout, Along with a Secure Door Entry System, Providing Added Peace of Mind and Convenience for Residents.
- Energy Performance Rating: C – Offering a Good Level of Energy Efficiency, Helping to Keep Running Costs Manageable.
- Council Tax Band B – Offering a Relatively Affordable Council Tax Band, Helping to Keep Household Running Costs Manageable.



## ROOM DESCRIPTIONS

### Property Walkthrough

#### Property Walkthrough & Room Measurements

##### Entrance Hall

A welcoming entrance into the property, opening through to the inner hallway, which provides access to all rooms within the flat.

Inner Hallway – 15'2" x 3'7" (4.63m x 1.11m)

A good-sized inner hallway connecting the living accommodation, kitchen, both bedrooms and bathroom, creating a practical and well-arranged layout.

Living Room – 11'9" x 14'8" (3.61m x 4.49m)

A spacious and comfortable living room offering plenty of room for a range of furniture, including sofas and a television unit. There is also space for a small dining table and chairs, making this a versatile room for relaxing and entertaining.

Kitchen – 9'6" x 7'5" (2.91m x 2.28m)

A south-facing kitchen benefiting from natural light, creating a bright and pleasant space for everyday cooking and food preparation.

Bedroom One – 10'1" x 10'8" (3.09m x 3.27m)

A good-sized main bedroom offering space for a double bed and additional bedroom furniture, providing a comfortable and relaxing environment.

Bedroom Two – 6'8" x 10'0" (2.05m x 3.06m)

A versatile second bedroom which could be used as a guest bedroom, children's bedroom or home office, depending on individual requirements.

Bathroom – 5'11" x 6'1" (1.83m x 1.88m)

Accessed from the inner hallway, the bathroom is fitted with a bath, wash hand basin and WC.

##### Outside & Parking

The property benefits from an allocated off-road parking space, providing convenient parking for residents. Access to the building is via a secure communal door entry system.

##### Additional Information

The property benefits from electric heating, an Energy Performance Rating of C and Council Tax Band B.

All measurements are approximate and taken from the supplied floor plan. Total approximate floor area: 529 sq. ft. (49.1 sq. m).



## FLOORPLAN & EPC

