

Flat 4, 20 Sandford Road, Weston-super-Mare, North Somerset, BS23 3EY

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£850.00 per calendar month

A wonderful one-bedroom first floor apartment to let on Sandford Road, Weston-super-Mare.

Recently renovated and modernised, the property offers a contemporary living space, complete with an open-plan living area, electric heating and double glazing.

Conveniently located within reach of Weston-super-Mare town centre, the apartment is well positioned for access to local amenities, bus routes and key transport links.

Ideal for single occupancy, this property would suit anyone looking for a modern home in a convenient location.

Holding deposit equal to 1 weeks' rent (£196.15). Tenancy deposit of 5 weeks' rent (£980.76). EPC Rating: C. Council Tax Band: A.

- **A wonderful one bedroom first floor apartment to let**
- **Recently renovated & modernised**
- **Offered with open plan living space**
- **Complete with electric heating & double glazing**
- **Well positioned in Weston-super-Mare within reach of the town centre, key travel links & bus routes**
- **Ideal for single occupancy**





Accommodation

Communal Entrance

On approach to the property you are met with a communal entrance door leading to a hallway that has stairs rising to the First Floor where the apartments private entrance door resides.

Kitchen/Living Room

A well-presented recently refurbished kitchen and living room with timber effect flooring, range of wall floor storage units with worktops and matching up stands over, an integrated washing machine, an inset stainless steel sink and drainer, an integrated tall fridge/freezer, an inset four ring induction hob with an extraction hood over and oven and grill under, a wall mounted intercom system, UPVC double glazed windows, and electric radiator, ceiling light, ceiling spotlights, a wall mounted consumer unit, a door leading to the bedroom, steps rising to a bifold door leading to the shower room.

Bedroom

With an electric radiator, a UPVC double glazed window, ceiling light.

Shower Room

With vinyl flooring, low-level WC, a wash hand basin over vanity unit, a mains fed shower, panelled walls, a heated towel rail, a UPVC double glazed window, a wall mounted hot water tank, extractor fan, ceiling spotlights.

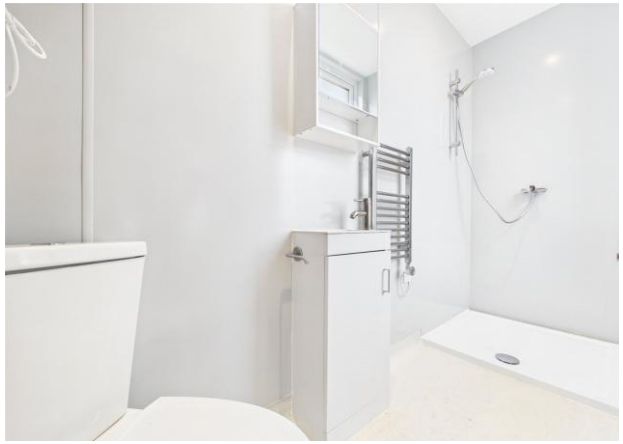


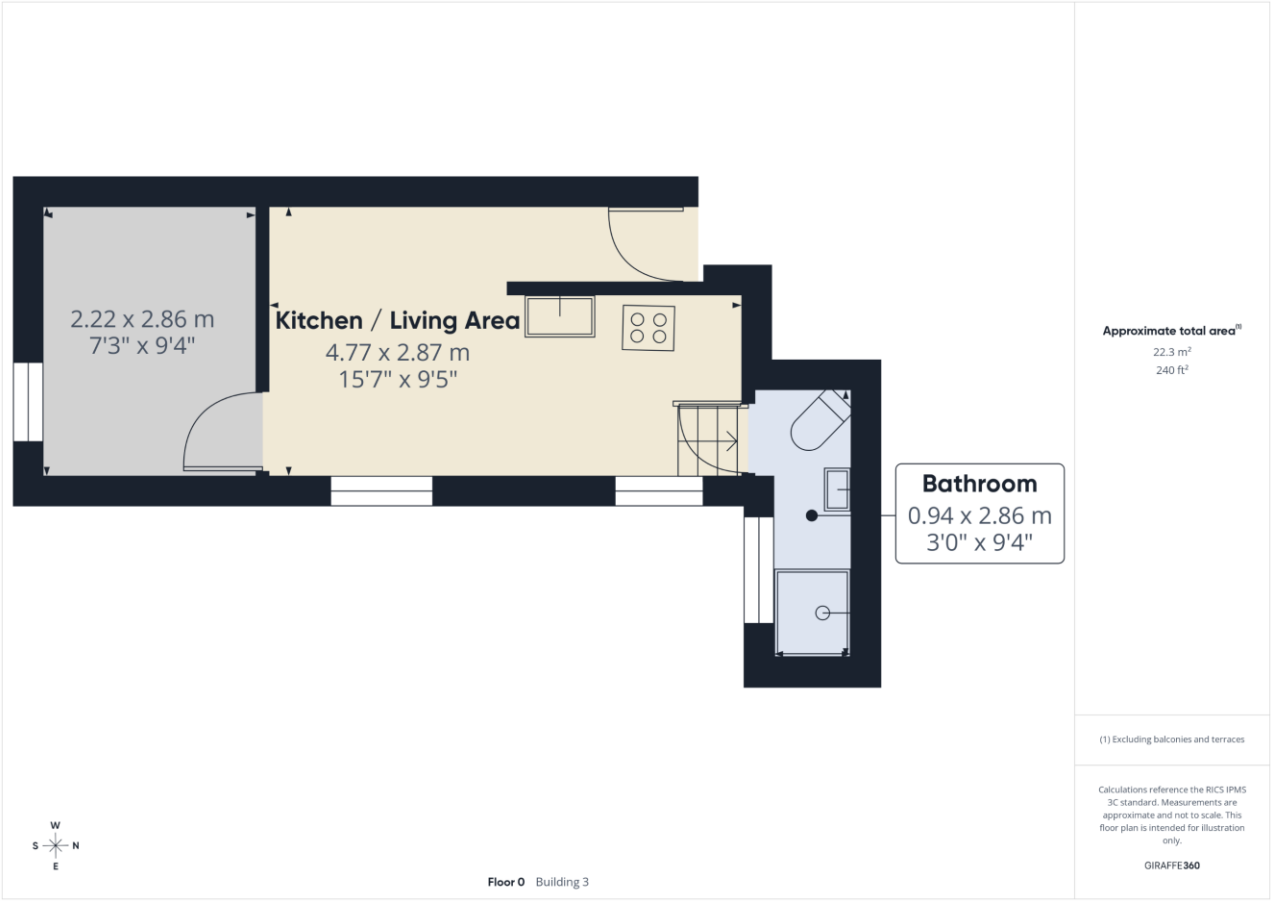


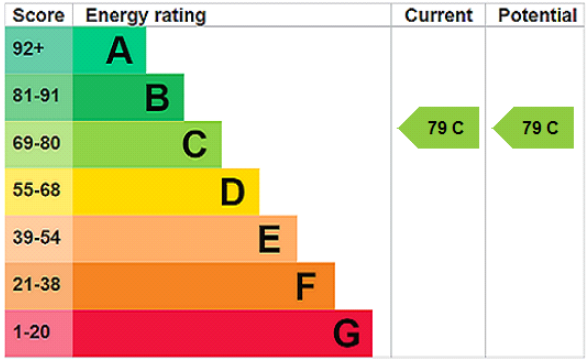












Company Registration No. 08744483 VAT No. 173 8517 84

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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