

Bristol Road Lower, Weston-super-Mare, North Somerset, BS23 2PX

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Bristol Road Lower, Weston-super-Mare, North Somerset, BS23 2PX

A well presented, two bedroom, first floor, leasehold apartment for sale, offering comfortable accommodation throughout. The property benefits from an excellently renovated kitchen/breakfast room and bathroom, two double bedrooms and a cosy living room. Further complemented by gas central heating, double glazing and a private allocated parking space, this property would make an ideal purchase for first time buyers looking to step onto the property ladder or landlords seeking a rental investment opportunity.

Upon approach, the property is accessed via a communal entrance with stairs rising to the first floor, where the apartment's private entrance resides. Internally, an inviting hallway provides access to the principal rooms, alongside a useful built-in storage cupboard. The kitchen/breakfast room is a particular highlight, featuring a range of wooden floor and wall-mounted units, contrasting work surfaces, an inset composite sink, four-burner gas hob with oven and grill beneath, alongside a breakfast bar providing space for informal dining. The living room offers a comfortable space to relax, while both bedrooms are well presented doubles. The accommodation is completed by a modern bathroom comprising a panelled bath with mains-fed shower over, wash hand basin set over a floating vanity unit and a low-level WC.

Externally, the property benefits from access to a communal driveway, where a private allocated parking space resides, providing valuable off-street parking. The apartment also benefits from gas central heating and double glazing throughout.

Excellently positioned on Weston's hillside, within the Great Weston Conservation Area, the property enjoys a convenient setting within reach of Weston-super-Mare town centre and its range of local amenities. A variety of shops, supermarkets, cafés, restaurants and leisure facilities can be found nearby, alongside access to local transport links and commuter routes. The seafront and promenade are also within reach, offering the opportunity to enjoy the coastal surroundings and making this a well-positioned home for convenient coastal living.

EPC Rating: C74 | Council Tax Band: A

- **A well presented, two bedroom, first floor leasehold apartment for sale**
- **Excellently renovated kitchen & bathroom spaces**
- **Benefitting from gas central heating & double glazing**
- **Private parking space providing valuable off-street parking**
- **Well positioned on Weston’s hillside within reach of the town centre, local amenities & travel links**
- **Ideal for first time buyers or landlords seeking a rental opportunity**
- **Presented across approximately 571 Sq. Ft.**









Accommodation

Entrance
On approach to the property you are met with a communal entrance with stairs rising up and round to the first floor where the apartment's private entrance resides.

Hallway
Built-in storage cupboard, wall mounted consumer unit, roof access hatch, ceiling light, doors leading to principal rooms.

Kitchen/Breakfast Room
Marvellous kitchen and breakfast room with timber effect laminate flooring, range of wooden floor storage units with worktops and panelled splashback, floor unit lighting, inset composite sink and drainer with swan neck style tap over, positioned under timber framed double glazed sash style window, inset four burner gas hob with an angled glass extraction hood over and oven and grill under, space and plumbing for appliances, breakfast bar feature, under wall unit lighting, concealed wall mounted gas fired boiler, ceiling spotlights.

Living Room
Cosy living room with radiator, timber framed double glazed sash style windows, ceiling light.

Bedroom One
Generous double bedroom with a radiator, timber framed double glazed sash style window, ceiling light.

Bedroom Two
Lovely double bedroom with radiator, timber framed double glazed sash style window, ceiling light.

Bathroom
Well presented bathroom with timber effect vinyl flooring, low-level WC, panelled bath with mains fed shower over and shower attachment, wash hand basin over a floating vanity unit, heated towel rail, partially panelled walls, timber framed double glazed window, extractor fan, ceiling spotlights.

Outside

Parking
On approach to the property you are met with a communal car park where a private allocated off-street parking space is situated.

Services
Mains electric, gas, water and drainage.

Heating System
Gas central heating.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Leasehold 999 years from 1st January 2020.

Ground Rent
£50.00 per annum.

Management Fees
£150.00 per calendar month, including building insurance.

360 Virtual Tour
https://tour.giraffe360.com/0e6635739f7d4cc2b4de75d4617581d2

3D Floor Plan
https://my.giraffe360.com/3dflp/s01klt0

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.

Access
Public highway.

















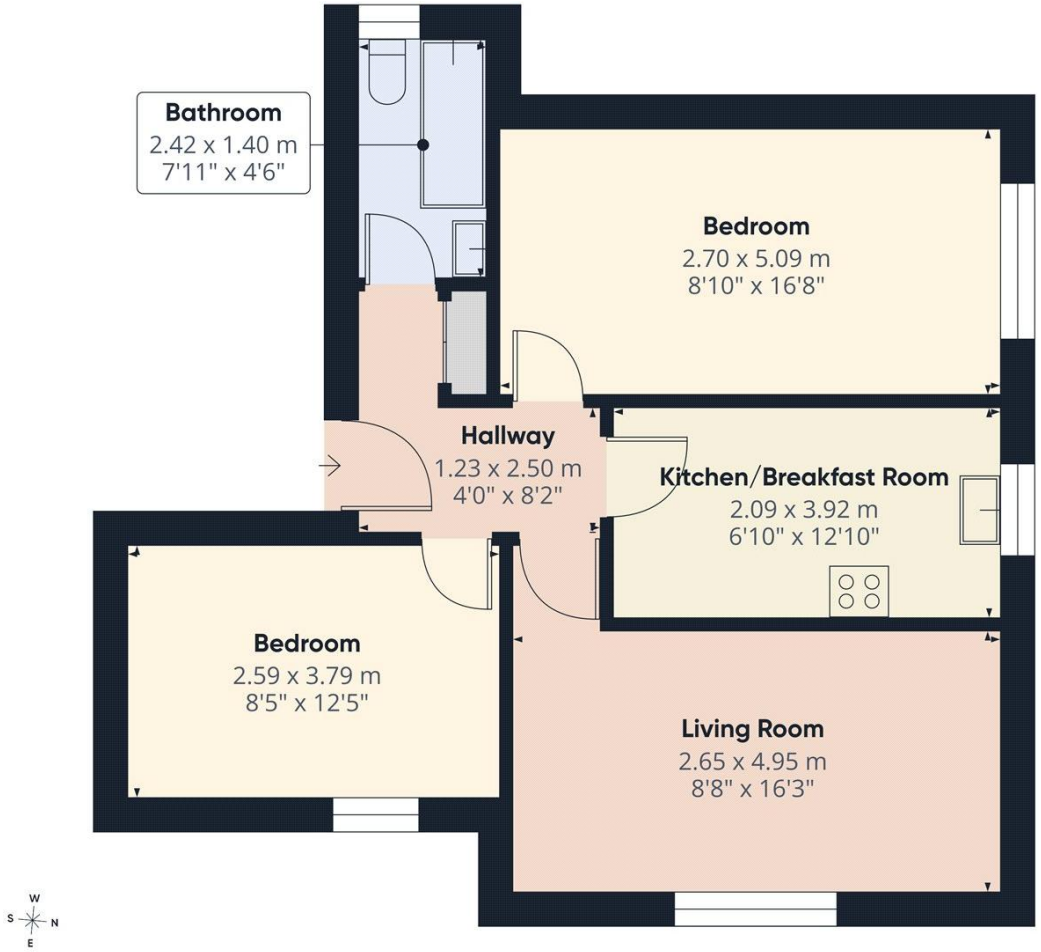


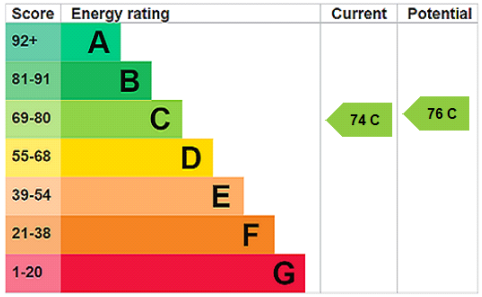



Little
MAN CAVE


Little
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Approximate total area(1)

53.1 m²

571 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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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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