



**FLAT 4, ROCKVILLE, BRIDGE ROAD, BLEADON,
WESTON-SUPER-MARE, BS24 0AU**

£199,950

A well presented First Floor Flat with 2 Bedrooms (1 En Suite), gas central heating, double glazing, parking space and communal patio garden. The property is set back from the road in this sought after village to the south of Weston super Mare,

Having been refurbished by the current owner the property offers spacious accommodation with No Onward Chain.

An internal inspection is recommended.

Accommodation:

(with approximate measurements)

Entrance:

Access at the rear of the property to a Communal Hall with internal staircase to First Floor and access to are of cellar storage. Door to:-

Hall:

Radiator. Meter cupboard. Access to loft space via a fold down ladder.

Lounge:

16' x 10'8 max (4.88m x 3.25m max)
Radiator. TV and telephone points.

Kitchen/Breakfast Room:

16' x 7'8 max (4.88m x 2.34m max)
Range of wall and base units with worksurfaces and matching splashbacks over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven and hob with splashback and extractor hood over. Washing machine and tumble dryer. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Radiator.

Bedroom 1:

14' x 12'2 (4.27m x 3.71m)
Radiator. TV point. Door to:-

En Suite Bathroom:

Panelled bath with shower and screen over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Bedroom 2:

10'2 x 8'5 (3.10m x 2.57m)
Radiator. TV point.

Shower Room:

Corner cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:

Shared driveway leading from Bridge Road.
Parking space. Communal patio garden.

Tenure:

Leasehold for an original term of 999 years from 1st August 1981, subject to a £15 Annual Ground Rent.

Service Charge:

£1,800 per annum

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

First Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



