



**FLAT 2, WEST LINKS, 18, ELLESMERE ROAD, UPHILL,
WESTON SUPER MARE, BS23 4UU**

£220,000

Located in this highly sought after coastal village on the southern outskirts of Weston, approximately 2 miles from the Town Centre, Railway Station and other amenities. Village amenities include schools, bus services, church, public houses and cafe as well as the beach, marina, general hospital and nature reserve.

A particularly spacious 3 Bedroom Freehold First Floor Flat with a pleasant southerly aspect to the rear with views. The property has electric heating, double glazing, south facing balcony, garage and area of garden. The property requires some modernisation and is offered with No Onward Chain

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with internal staircase rising to the First Floor Landing with cloaks cupboard and door to:-

Hall:

Night storage heater. Telephone point. Access to loft space. Leaded borrowed light window.

Lounge/Diner:

18'4 x 12' max (5.59m x 3.66m max)

Night storage heater. Tiled fireplace with fitted gas fire.

Sitting Room:

13' x 12'2 (3.96m x 3.71m)

Night storage heater. Tiled fireplace. Glazed door to full width Balcony with southerly views.

Kitchen:

12' x 10' (3.66m x 3.05m)

Wall and base units with tiled worksurfaces over. 1.5 bowl single drainer sink unit. Fitted oven and 4-ring hob with extractor hood over. Plumbing for a washing machine. Night storage heater. Pantry housing 'Britony' gas fired boiler providing hot water.

Bedroom 1:

13' x 10'8 (3.96m x 3.25m)

Night storage heater. Fitted wardrobe,

Bedroom 2:

13' x 9'10 (3.96m x 3.00m)

Night storage heater. Fitted wardrobe,

Bedroom 3:

13' x 7'5 (3.96m x 2.26m)

Night storage heater. Fitted wardrobe,

Bathroom:

Panelled corner bath. Low level WC. Pedestal wash basin. Separate shower cubicle. Tile splashback. 'Dimplex' wall heater.

Separate WC:

Low level WC. Wash basin.

Outside:

Area of Front Garden laid to lawn with trees and mixed borders. Driveway to Garage.

Council Tax:

Band B

Tenure:

Freehold

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

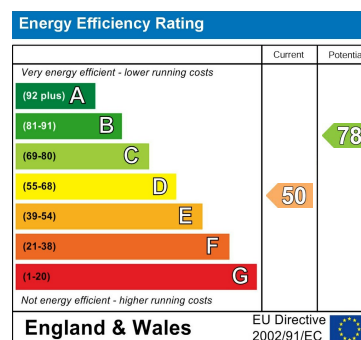
Data Protection:

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.



First Floor



Total area: approx. 110.4 sq. metres (1188.2 sq. feet)

Floor plans are for illustrative purposes only and 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.



