



Villa Rosa, Weston-super-Mare, BS23 2JB

£130,000

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- Hillside Location
- Fantastic Coastal Views

### ENTRANCE HALL

Textured ceiling with central light. Cupboard housing heating system. Additional cloaks cupboard. Doors to both bedrooms, the bathroom and the lounge.

### LOUNGE

**15'11" x 12'9" (4.85m x 3.89m)**

Side aspect double glazed window and double glazed sliding doors to balcony. Textured ceiling with central light. TV point. Telephone point. Wall mounted heater. Door to kitchen.

### BALCONY

### KITCHEN

**17'5" x 7'1" (5.31m x 2.16m)**

Side aspect uPVC double glazed window with views towards The Pier. Textured ceiling with strip lighting. Fitted with eye and base level units with rolled edge worktop surface over. Inset 1 ½ bowl stainless steel sink with mixer tap. Built in four ring ceramic hob with oven under and extractor over. Space and plumbing for washing machine. Large storage cupboard.

### BEDROOM ONE

**11'8" x 10'9" (3.56m x 3.28m)**

Side aspect uPVC double glazed window. Textured ceiling with central light. Built in double wardrobe.

- 16ft Lounge with Balcony

- 17ft Kitchen with Sea Views

### BEDROOM TWO

**8'7" x 8'1" (2.62m x 2.46m)**

Front aspect uPVC double glazed window. Textured ceiling with central light.

### SHOWER ROOM

Textured ceiling with central light. Fully tiled room comprising double shower cubicle, low level W.C and vanity wash hand basin with central mixer tap.

### OUTSIDE

### GARAGE

The garage is located in a block with up and over door.

### AGENTS NOTES

The vendor has informed Saxons that the property is Leasehold and has a 999 year lease since 1972. There is a annual service charge of £1144. No pets are allowed in the building.

### DIRECTIONS

The postcode for the property is BS23 2JB. If you require further information, please call the office.

### MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.

- Double-Glazing
- No Onward Chain

