



9 Holts Way, Weston-super-Mare, North Somerset, BS23 3ES



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 9, Holts Way, Weston-super-Mare, North Somerset, BS23 3ES

£145,000

Explore the appeal of this two bedroom ground floor apartment, suitable for both first-time buyers and investors. This move-in-ready residence offers comfort and convenience in every aspect. The apartment boasts an open plan kitchen/living/dining room which is light and bright with dual aspect windows and is immaculately presented. The kitchen area includes a range of wall and floor units offering plenty of storage space and a four-burner gas hob and oven. Completing the accommodation of this well-appointed property is a shower room and two bedrooms. The apartment also includes one allocated off-street parking space. This well positioned property is conveniently located in Weston-super-Mare and is within reach of the seafront, beach, shops, schools and Weston-super-Mare's town centre with local amenities close by. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5 and from there most major towns and cities. There is a mainline train station enabling fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts.

EPC Rating C80, Council Tax Band A.

- **Brilliant two bedroom, ground floor, leasehold apartment**
- **Well presented throughout, ready to move in!**
- **Benefits from allocated off street parking space**
- **Added benefit of gas central heating and double glazing**
- **Within reach of local amenities, and transport links**
- **Sold with the benefit of no onward chain**
- **Ideal for FTB or investment property**



# Accommodation

## Communal Entrance

On approach to the property there is a communal entrance door, phone system and hallway leading to the ground floor apartment number nine.

## Hallway

With doors to principal rooms, fantastic airing cupboard, housing a gas fired boiler, fitted shelving and space for an appliance, another useful cloakroom cupboard, radiator, ceiling lights.

## Bedroom One

A UPVC double glazed window, radiator, built-in storage cupboard with hanging rail, ceiling light.

## Bedroom Two

A UPVC double glazed window, built-in storage cupboard, radiator, ceiling light.

## Shower Room

Engineered oak flooring, low-level WC, wash hand basin over vanity unit, enclosed mains fed shower, heated towel rail, extractor fan, spot light cluster.

## Living / Dining Room

A light and bright main living area with engineered oak flooring, UPVC double glazed window, two radiators, spotlight track and opening to kitchen area.

## Kitchen Area

With flooring to match the living area, a range of wall and floor units with worktops and tiled splashback's over. A four burner gas hob with oven under and extraction hood over, space for appliances, inset one and a half bowl, stainless steel sink and drainer, extractor fan, spotlights cluster.

## Outside

One allocated off street parking space and additional parking permit.

## Please note

The property is located on a private road.

## Tenure

Leasehold – 125 Years from 2008.

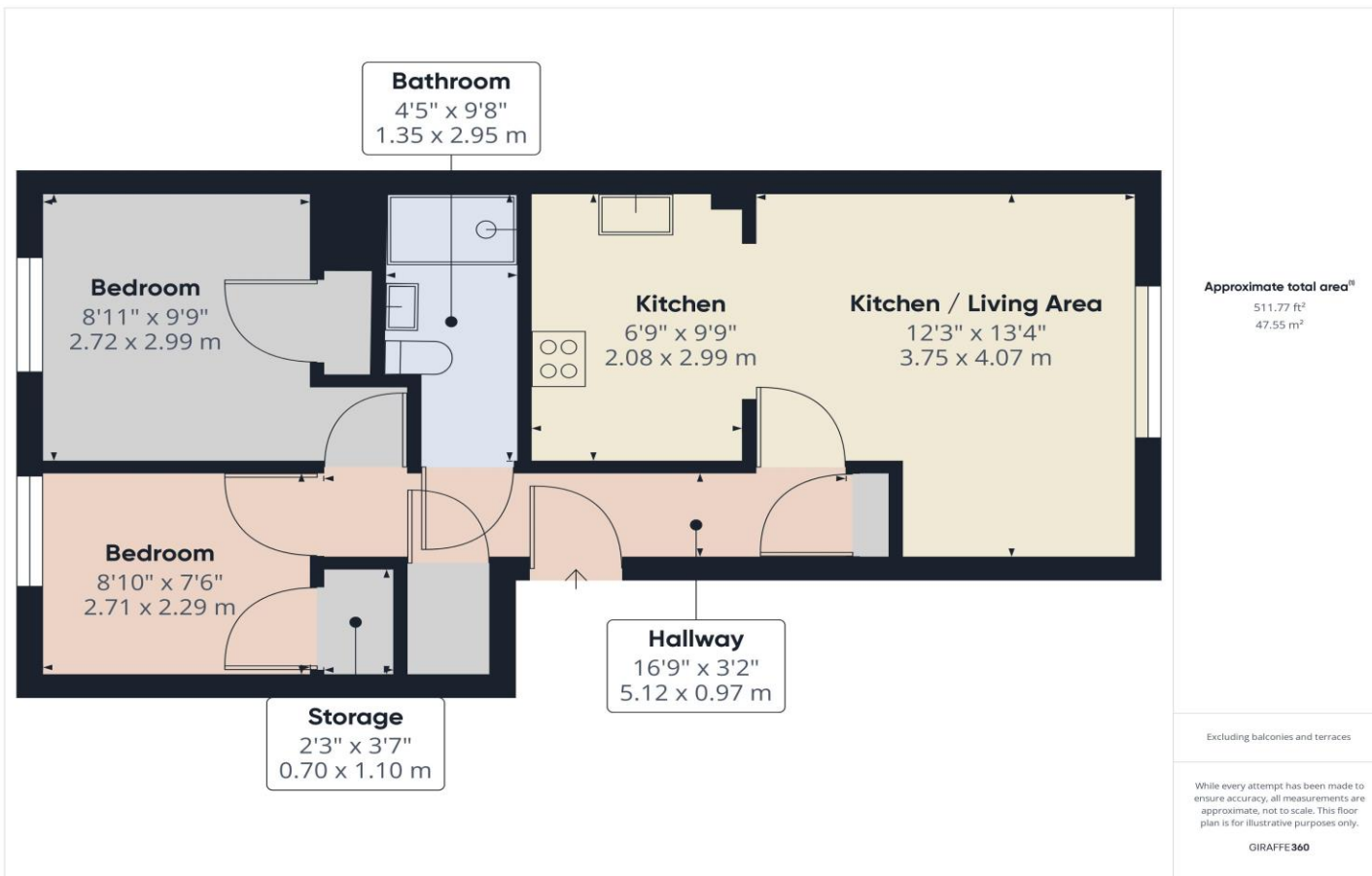
## Ground Rent & Management Fees

£135.00 Per month.

## Services

Mains gas, electricity, water and drainage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk