



Ground Floor Flat, 11 St Pauls Road, Weston-super-Mare, North Somerset, BS23 4AB



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Ground Floor Flat, 11 St Pauls Road, Weston-super-Mare, North Somerset, BS23 4AB

£230,000

This impressive two bedroom, ground floor apartment boasts generous proportions and its beautiful period features are a real treat! The leasehold property is situated in the desirable South Ward area of Weston-super-Mare and comprises two good sized double bedrooms, a living/dining room which would make a wonderful 'hub of the home', kitchen/breakfast room with a pantry style cupboard, bathroom and rear hallway. The property presents an excellent opportunity to make your own mark and is being sold with the benefit of no onward chain. Externally, the ground floor flat benefits from a parking area to the front of the property, plus a private garden area to the rear which is enclosed by stone walling and timber fencing with a useful timber shed. The area of South Ward offers many attractive characteristics to prospective residents and homes in this desirable area are most sought after. The property is a very short walk from the seafront, beach, Clarence Park, shops and Weston-super-Mare's town centre with further local amenities close by. The highly renowned Weston-super-Mare Golf Club is right around the corner with well-manicured grounds and a busy and sociable club house. For the commuter, excellent transport links are easily accessible including Junction 21 which provides access to the M5, and from there to 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 D60, Council Tax Band B.

- A commanding two bedroom, ground floor, leasehold apartment with period features
- With a rear garden and valuable off-street parking
- An idyllic opportunity for those wishing to make their mark
- In need of modernisation and refurbishment
- Sold with the benefit of no onward chain
- Within close reach of local amenities, shops, parks and prolific seafront



# Accommodation

## Entrance 7' 6" x 6' 11" (2.29m x 2.10m)

A superb timber entrance door into shared vestibule area with tiled flooring and doors to both ground and first floor apartments.

## Please Note

The vestibule area is owned by the ground floor apartment, with the first floor apartment benefitting from a right of access.

## Entrance Hallway 24' 5" x 3' 2" (7.45m x 0.96m) Plus 4' 5" x 4' 6" (1.34m x 1.38m)

Doors to principal rooms, a useful under stairs storage cupboard and another cupboard with sliding doors, part coved ceiling, sliding door to cloakroom, radiator, ceiling lights.

## Bedroom One 19' 3" x 15' 0" (5.86m x 4.56m)

A commanding double bedroom with a light and bright bay window with UPVC double glazed windows, a decorative fireplace, radiators, picture rail, intricate coved ceiling, ceiling rose, ceiling light.

## Bedroom Two 14' 6" x 14' 10" (4.43m x 4.53m)

Another good sized double bedroom with dual aspect UPVC double glazed windows, various fitted wardrobes, two radiators, coved ceiling, ceiling light.

## Cloakroom 3' 4" x 3' 9" (1.02m x 1.15m)

Low level W/C, wash hand basin and pedestal, radiator, fixed single glazed panel, ceiling light.

## Living / Dining Room 15' 3" x 12' 10" (4.65m x 3.90m)

Two UPVC double glazed windows, two radiators, fitted cupboard, door to kitchen, ceiling light.

## Kitchen/Breakfast Room 10' 6" x 12' 10" (3.20m x 3.92m)

A range of wall and floor units with worktops and tiled splashbacks over, four-ring electric hob with extraction hood over, eye-level oven and grill, one and a half bowl composite sink and drainer, UPVC double glazed window, wall mounted gas fired boiler, door to rear hallway and door to pantry style cupboard, ceiling light.

## Rear Hallway 6' 4" x 3' 1" (1.93m x 0.94m)

Timber door to rear garden, sliding door to bathroom, sloping ceiling, ceiling light.

## Bathroom 6' 9" x 5' 2" (2.05m x 1.57m)

Tiled flooring and walls, low level W/C, wash hand basin over vanity unit, panelled bath with shower attachment and glass screen over, UPVC double glazed fixed window and window, skylight window, heated towel rail, extraction fan, ceiling spotlights.

## Outside

### Front Garden

On approach to the property there is an opening leading to a tarmac driveway partly enclosed by stonewalling and pedestrian gate, the tarmac driveway provides valuable off-street parking, side access to the rear garden.

### Rear Garden

To the side and rear of the property there is an area laid to tarmac with a slab patio pathway and patio area with a raised shrub border. There is a superb storage shed, timber shed and water supply. The first floor apartment benefits from a right of access over this area of the garden which leads to gated access to the private enclosed garden area. Gated access leads you to another garden area privately owned by the ground floor apartment which is enclosed by stone walling and timber fencing with a timber shed.

## Tenure

Leasehold - the remainder of a 999 year lease granted in 1993.

## Freeholder

The freehold is currently owned by the first floor apartment.

## Maintenance

Maintenance for common areas is split between the two apartments on a 50/50 basis. No ground rent payable.

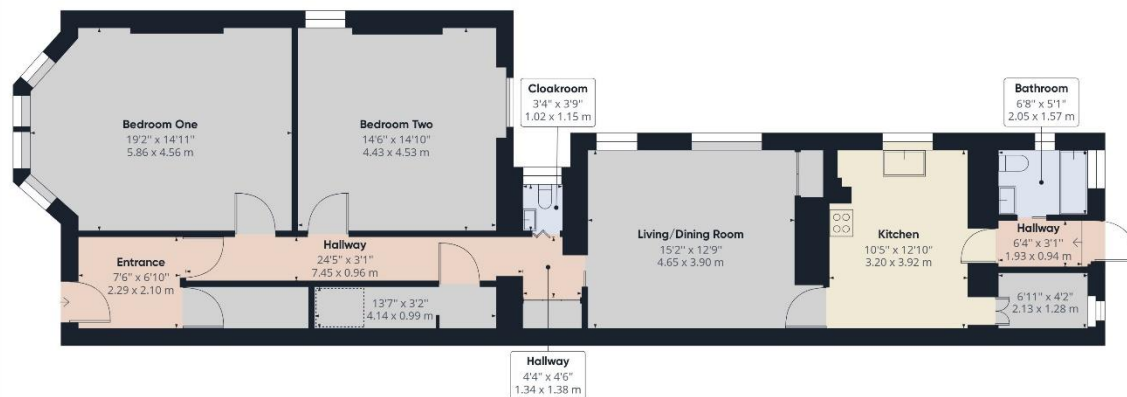
## Services

Mains drains, electric, water and gas.

## Please Note

The first floor apartment also benefits from one allocated off-street parking space, the vendors have advised that the driveway is owned by the ground floor apartment, however the first floor apartment benefits from this right.





Building 1

Approximate total area<sup>(1)</sup>

1186.08 ft<sup>2</sup>  
110.19 m<sup>2</sup>

Reduced headroom

11.03 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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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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