



2b Paragon Road, Weston-super-Mare, North Somerset, BS23 2DA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## **2b, Paragon Road, Weston-super-Mare, North Somerset, BS23 2DA**

Monthly Rental Of £1,100

This well-appointed, two bedroom, lower ground floor apartment is available to Let. The stunning and inspirational redevelopment is located in a prominent front line position on Weston's golden seafront, enjoying fresh sea breeze and glorious sunsets whilst overlooking Marine Lake and the Bristol Channel. Originally constructed in the late 19th century, this commanding Victorian building has been converted into twenty six luxury, one and two bedroom apartments, finished to a high specification and an exceptional 'turn key' standard. The apartments offer a unique combination of sea facing vistas, terraces and balconies, showcasing the magnificent uninterrupted coastal scenes. Apartment 2b Paragon Road briefly comprises a well-presented main living area with a beautiful kitchen area with quartz worktops, a contemporary bathroom, two bedrooms and a useful storage / utility cupboard. The well positioned property is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. Excellent transport links are within reach including Junction 21 which provides easy access to the M5, and from there most major towns and cities. A mainline train station enables 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 D58, Council Tax Band TBA.

- **A well-appointed, two bedroom, lower-ground floor apartment**
- **Benefitting from it's own private entrance door**
- **Within reach of Weston-super-Mare's prolific seafront, beach and local amenities**
- **Recently developed and converted from a former period property, retaining some characterful features**
- **Well-positioned for the commuter, with excellent transport links to Bristol and further afield**
- **Flexible, open plan living areas**



# Accommodation

## Entrance

A private, aluminium double glazed entrance door into main living area.

## Living / Dining Room

Steps down to main floor area, an aluminium double glazed window, doors to principal rooms, storage cupboard, two electric heaters, ceiling lights.

## Bathroom

Tiled flooring and part-tiled walls, low level W/C, wash hand basin, panelled bath with shower and glass screen over, heated towel rail, mirrored wall light, extraction fan, ceiling spotlights.

## Kitchen

A range of well-presented wall and floor units with quartz worktops and upstands over, four-ring induction 'Bosch' hob, oven under and extraction hood over, inset stainless steel sink, integrated dishwasher, fridge and freezer, electric heater, ceiling lights, spotlights.

## Bedroom One

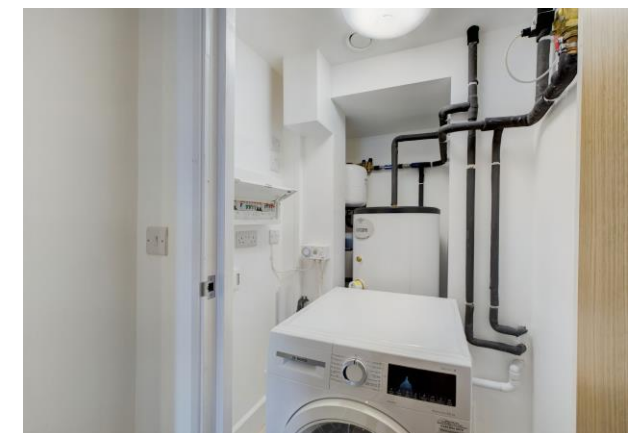
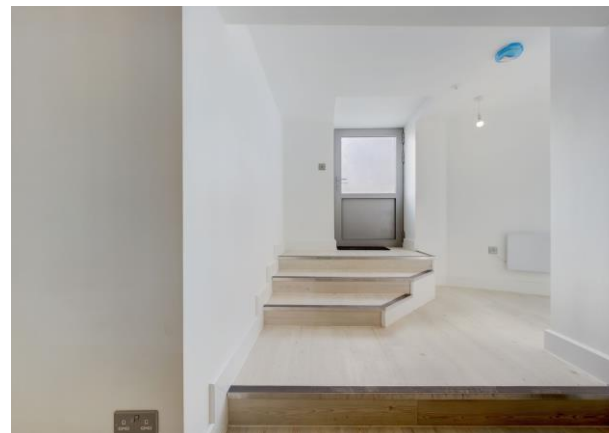
High level aluminium double glazed window, electric heater, ceiling light.

## Bedroom Two

High level aluminium double glazed window, electric heater, ceiling light.

## Storage Cupboard

A useful storage cupboard housing hot water tank, space for appliance, consumer unit and ceiling light. Included is a 'Bosch' washer dryer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	58   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