



- First Floor Flat
- Large Rooms
- 1 Bedroom

- Close to Seafront
- EPC Rating D | Council Tax Band A
- First Months Rent + Deposit Payable Up Front



FFF, 9, Whitecross Road, Weston-Super-Mare,  
North Somerset, BS23 1EP

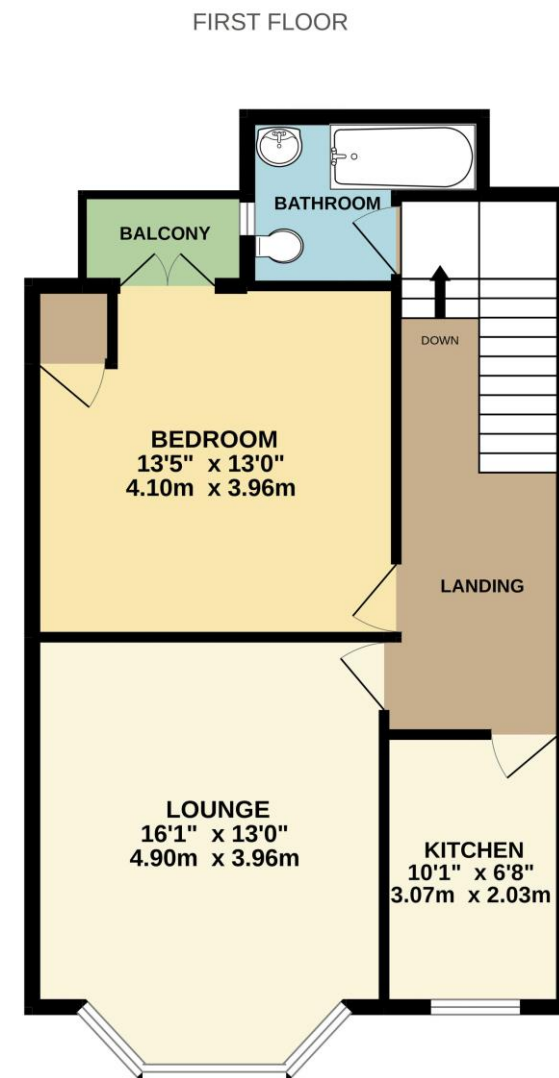
**Monthly Rental Of £650**

**Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Avery have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Avery is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Avery Estate Agents to use as a guide only and cannot be relied upon. Avery assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Do you have a property to sell or let?

Avery have been matching people with property since 1988 and over the years, have secured an enviable reputation as one of the leading agents in the area and offer unrivalled and well respected experience in the sale of local property.

Please call 01934 614893 or email [sales@averyea.co.uk](mailto:sales@averyea.co.uk) to discuss the marketing of your property!

Avery Estate Agents

**01934 614893**

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