



## 8 ATLANTIC ROAD, W-S-M BS23 2DG

ASKING PRICE OF £145,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- PENTHOUSE APARTMENT
- 2 BEDROOMS
- SEA VIEWS TO THE REAR
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- BAY FRONTED LOUNGE

# 8 ATLANTIC ROAD, WESTON-SUPER-



## THE PROPERTY

This elegant two-bedroom Victorian apartment occupies a top floor position in a grand bay fronted period residence.

Extensively double glazed and gas centrally heated, the apartment offers spacious well-presented accommodation with a modern kitchen and bathroom.

Situated within easy reach of the town amenities including the famous sea front promenade. The property is available with no ongoing chain and in detail comprises.

## ENTRANCE DOOR

## SPACIOUS RECEPTION HALL

An attractive introduction to the property with its ornate ceiling coving.

## LOUNGE

16' 1" x 13' 7" (4.9m x 4.14m) (currently used as a bedroom)

Features include a magnificent bay window and ornate ceiling coving with rose. Radiator.

## KITCHEN

15' x 5' 7" (4.57m x 1.7m) with a range of built in wall and base units. Ample working surfaces. Inset sink unit, 4 ring gas hob and electric oven. 'Ideal' gas fired boiler with radiator.

## BEDROOM 1

10' 6" x 10' 1" (3.2m x 3.07m) with a radiator and an outlook to the front.

## BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) Currently used as an office. Sea views, built in wardrobe and radiator.

## BATHROOM

with a white suite comprising panelled bath with 'Mira' shower unit, wash basin, WC, radiator and loft access.

## OUTSIDE

Useful store shed

## TENURE

Freehold.

A minimum 35% deposit would be required if a mortgage is to be obtained.

# 8 ATLANTIC ROAD, WESTON-SUPER-MARE, BS23 2DG



**Council Tax:**

Band A

**Local Authority:**

North Somerset District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

## OFFICE CONTACT INFO

236 High Street  
 Worle  
 Weston-Super-Mare  
 Avon  
 BS22 6JE

01934 522244  
 enquiries@cookeproperty.co.uk  
 www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**COOKE**  **CO**  
*your local property expert*