



## 73A BEACH ROAD, KEWSTOKE BS22 9UP

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### ASKING PRICE OF £325,000

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

#### PROPERTY FEATURES

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING
- SMALL CONSERVATORY
- UNDERFLOOR HEATING
- DOUBLE GLAZING
- GARAGE WITH WORKSHOP
- TERRACE & GARDEN
- EPC C

# 73A BEACH ROAD, WESTON-SUPER-



Cooke & Co are delighted to market this purpose built TWO BEDROOM GROUND FLOOR APARTMENT located in the highly sought after Kewstoke/Sandbay area boasting a BEACH FRONT position with views towards Sand Bay, providing great access for coastal and countryside walks.

The property briefly comprises of two bedrooms, spacious open-plan accommodation comprising of kitchen, dining area and lounge area, patio doors from the dining area leading to the balcony, patio doors leading to a small conservatory from the lounge. The apartment further benefits from under floor heating throughout with individual room thermostats, garden and double length garage & workshop.

An internal inspection is highly recommended to appreciate the attributes this property has to offer.

## ENTRANCE

Steps leading up to front door with entry phone system to Communal Hall.

garage located under the apartment

## ENTRANCE HALL

Cloak cupboard. Entry phone.

## LOUNGE AREA

16' 3" x 11' 10" (4.95m x 3.61m) Wall mounted gas fire. TV and telephone points. French door to Conservatory.

## DINING AREA

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed french doors to terrace

## KITCHEN AREA

11' 5" x 11' 0" (3.48m x 3.35m) A range of wall & base units with worktop over. 1.5 bowl single stainless steel sink drainer. Fitted double electric oven and hob with extractor hood over. Integrated refrigerator, freezer, washing machine and dishwasher. Tiled splashback. Cupboard housing 'Vaillant' gas fired boiler.

## CONSERVATORY

10' 4" x 7' 5" (3.15m x 2.26m) Double glazed sliding doors to garden.

## BEDROOM ONE

13' 10" x 11' 9" (4.22m x 3.58m) Telephone point, dual aspect double glazed windows

## BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m) Fitted wardrobes and over bed cupboards, double glazed windows

## BATHROOM

Bathroom: - Panelled bath with mixer shower and screen over. Low level WC, Pedestal wash basin. Heated towel rail. Tiled splashback. Extractor.

## OUTSIDE

Front Garden laid to lawn & access to conservatory.

Driveway at main entrance to property to large garage: 24'4 x 9'9 (7.42m x 2.97m) with electronic up and over door, power and light. Internal door leading to communal hall and further door to Workshop/Store: 9'9 x 7'9 (2.97m x 2.36m) with power and light, Store cupboard. Worksurfaces with cupboards under

## TENURE

Leasehold for an original term of 999 years from 1st January 2007

## SERVICE CHARGE

£1,200.00 per annum.



# 73A BEACH ROAD, WESTON-SUPER-MARE, BS22 9UP



**Council Tax:**  
Band D  
**Local Authority:**  
North Somerset District Council



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Affiliate/Membership Logos

## OFFICE CONTACT INFO

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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.

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