

46 Ankatel Close Weston-Super-Mare BS23 3WN

£199,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

End of terrace house



HOW BIG

645.50 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

C



COUNCIL TAX BAND

B

Tucked away in a peaceful residential setting, this delightful two-bedroom end-of-terrace home is a perfect choice for those looking to take their first step on the property ladder, downsize, or secure an investment opportunity. Offered with no onward chain, this beautifully presented property offers a welcoming blend of comfort and style. The spacious dual-aspect lounge is bathed in natural light, creating a cosy haven for relaxing evenings or entertaining guests. The modern open-plan kitchen-diner, with its sleek fittings and French doors opening onto the rear garden, is the heart of the home—ideal for creating cherished memories with family and friends. Upstairs, you'll find two generously sized bedrooms that provide a restful retreat, complemented by a bright and airy family bathroom with a contemporary three-piece suite. The additional convenience of a ground-floor WC enhances the practicality of this delightful home.

Step outside to discover the private, enclosed rear garden—a tranquil space laid to lawn, perfect for alfresco dining, gardening, or simply soaking up the sun. To the front, there is off-street parking and access to a single garage, ensuring all your parking and storage needs are met.

Set within easy reach of excellent local amenities, including shops, schools, and leisure facilities, this home benefits from a superb location. Weston-super-Mare itself is a vibrant seaside town offering miles of golden beaches, a bustling town centre and fantastic transport links to Bristol and beyond, making it a wonderful place to call home.



Well presented two bedroom home ideally situated in central Weston



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

A selection of secondary and primary schools

Mainline railway station

Shopping promenade & centre

A selection of recreational venues, public houses & restaurants

Access to the M5 motorway network via junction 21/22

Weston beach and seafront



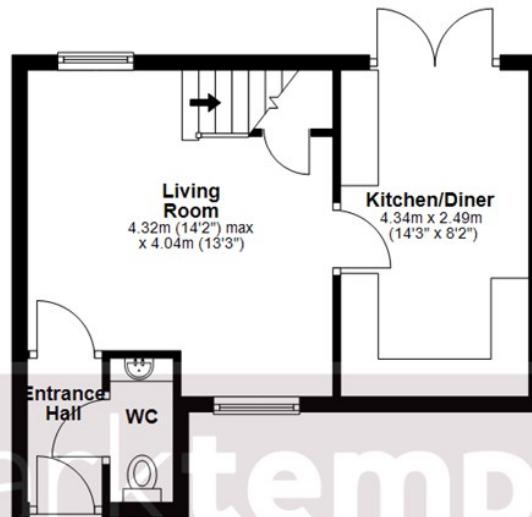
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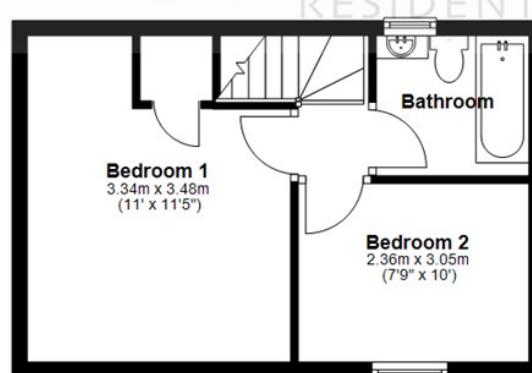
Ground Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.5 sq. feet)

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.

Plan produced using PlanUp.