



Hobbs & Webb

DUNSTER CRESCENT
Weston-Super-Mare, BS24 9DP

Price £135,000



Located on the southern outskirts of Weston-super-Mare close to local facilities as well as the nearby town centre and sea front, a good sized 2 double bedroom first and second floor masionette that would ideally suit an buy to let investor or a first time buyer. The property which benefits from Upvc double glazing and gas central heating has a modern fitted kitchen and bathroom, good sized lounge and 2 double bedrooms. The property is being sold with a single garage in nearby block.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Steps or disabled access ramp to the first floor level with communal outside landing, Upvc double glazed door to.

Entrance hall

Radiator with cover, timber effect laminate flooring, storage / meter cupboard half glazed door to lounge and kitchen.

Kitchen

10'10" x 9'6" to 7'10" min (3.30m x 2.90m to 2.39m min)

Upvc double glazed window, wall mounted Worcester gas fired boiler providing hot water and central heating, shelved pantry. Fitted with modern range of 3 single wall cupboards, double glass fronted display unit, single bowl single drainer sink with double cupboard under, 3 further single base cupboards, roll edge work tops with part breakfast bar, space for cooker and fridge, plumbing for washing machine.

Lounge

15'4" to 14'1" to chimney breast 8'8" extending to (4.67m to 4.29m to chimney breast 2.64m extending to)

Upvc double glazed window to front, radiator, staircase to.

Landing

Double built in storage cupboard, loft access.

Bedroom 1

15'1" to 14'0" chimney breast x 8'6" (4.60m to 4.27m chimney breast x 2.59m)

Upvc double glazed window, radiator with cover, built in wardrobe.

Bedroom 2

10'9" x 9'0" (3.28m x 2.74m)

Plus built in wardrobe, Upvc double glazed window, radiator.

Bathroom

Fitted with modern white suite of panelled bath with Victorian style mixer tap with shower attachment over, vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., half tiled surrounds, radiator, Upvc double glazed window.

Tenure

We understand the property is of leasehold tenure with a 125 year lease starting in 1987. There is an annual service charge of approximately £400.00

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water, sewage via mains drainage
- Heating via gas central heating
- Broadband with Fibre to the property

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

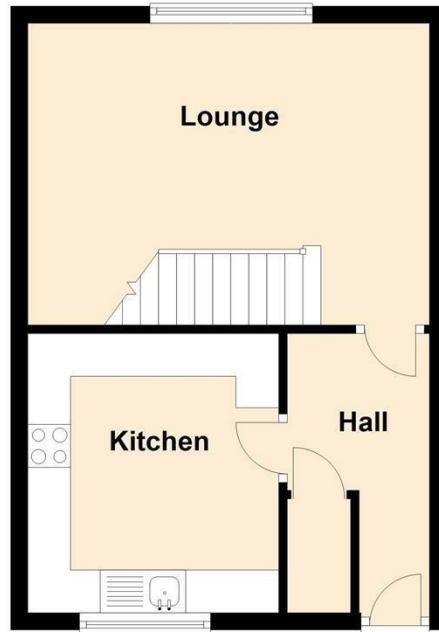
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

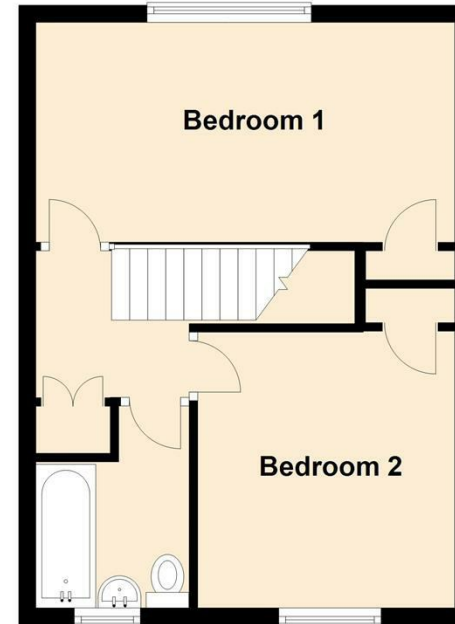
Ground Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.