



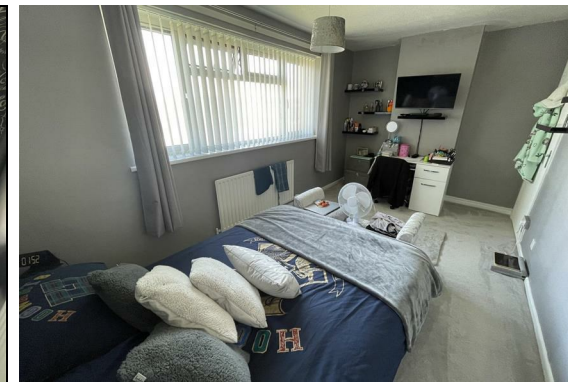
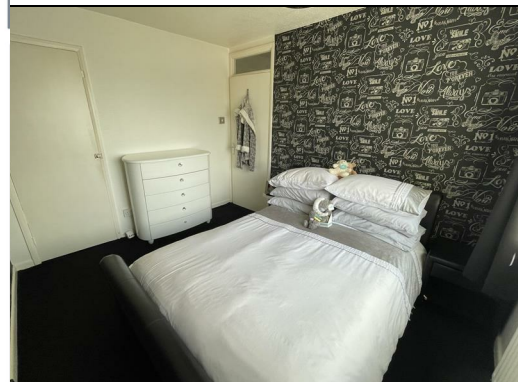
**Hobbs & Webb**

**MONKTON AVENUE**  
Weston-super-Mare, BS24 9DF

Price £125,000



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 maisonette 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.



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](mailto:info@hobbsandwebb.co.uk)

# PROPERTY DESCRIPTION

Approach via outside steps or disabled access ramp, Upvc double glazed door to.

## Entrance Hall

Built in storage cupboard, radiator with cover, timber effect laminate flooring, door to lounge and archway to.

## Kitchen

10'11" x 9'8" (3.33m x 2.95m)

Upvc double glazed window, range of modern cream coloured units comprising 2 single wall cupboards, single bowl single drainer sink with mixer tap over double cupboard under, further single base cupboards, triple base drawers, wine rack, timber effect roll edge work tops with part breakfast bar, tiled splash backs, plumbing for washing machine, space for fridge and tumble drier, gas and electric cooker point, cupboard housing gas fired boiler providing hot water and central heating, timber effect laminate flooring, radiator with cover.

## Lounge

15'4" to 14'2" chimney breast x 11'11" including s (4.67m to 4.32m chimney breast x 3.63m including st)

Upvc double glazed window, radiator, staircase rising to.

## First floor landing

Radiator, built in double cupboard, loft access.

## Bedroom 1

15'4" to 14'2" chimney breast x 8'11" (4.67m to 4.32m chimney breast x 2.72m)

Built in single wardrobe, Upvc double glazed window, radiator.

## Bedroom 2

10'11" x 8'11" (3.33m x 2.72m)

Upvc double glazed window, radiator, single wardrobe.

## Bathroom

White suite of low level W.C., pedestal wash hand basin, panelled bath with Victorian style mixer tap and shower attachment, tiled surrounds, radiator.

## Tenure

We understand the property is of leasehold tenure with a 125 year lease created in 1992. There is an annual service charge of approximately £400.00.

## Material Information.

Additional information not previously mentioned.

Mains Electric, Water & Gas supply, sewage via mains drainage, heating via gas central heating.

Broadband with fibre to the cabinet.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

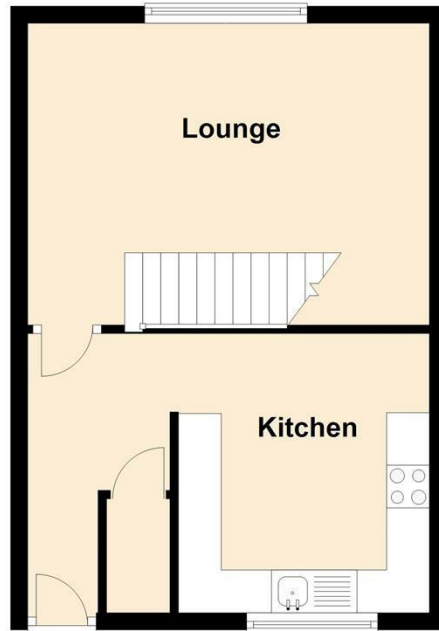
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

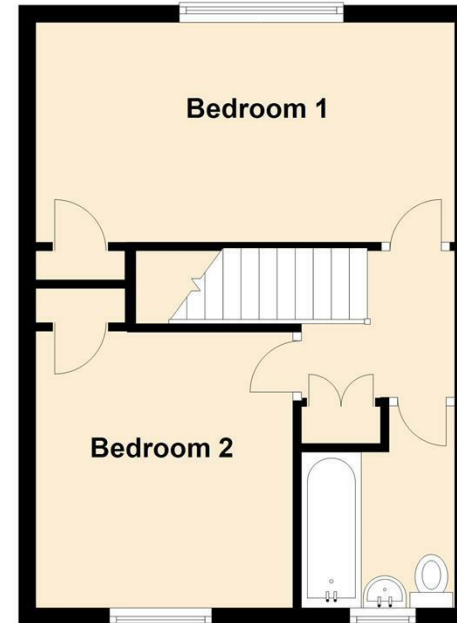
### Ground Floor

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.