



Hobbs & Webb

SOUTHSIDE
Weston-super-Mare, BS23 2QS

Price £210,000



Located in a central convenient position just off of the level, within easy walking distance of the High Street railway station and sea front and enjoying its own entrance, a good size self contained first / top floor flat within an older Victorian style stone built property with an allocated parking space. The property is approached via its own entrance enjoys views over the town and benefits form Upvc double glazing and gas central heating, and has well laid out spacious accommodation comprising entrance hall, 17'4" x 16'0" (5.28m x 4.88m) lounge, modern fitted kitchen, 2 double bedrooms, useful walk in store room, and bathroom. must be viewed.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

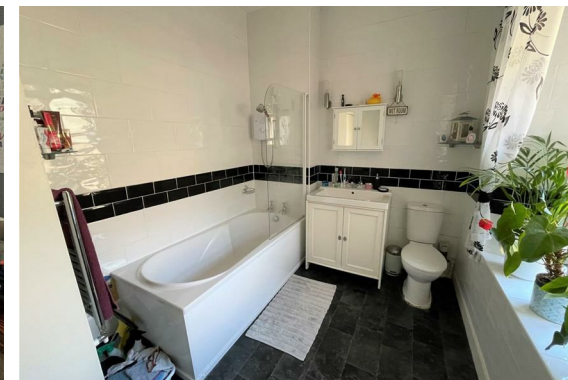
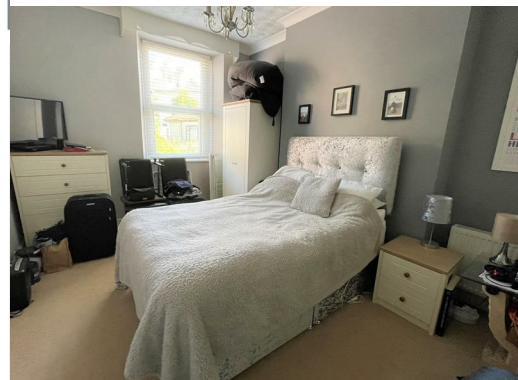
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Approached via outside stair case with small paved terrace and further paved steps leading to timber art glazed front door to.

Entrance Porch

6'0" x 3'11" (1.83m x 1.19m)

Picture rail, radiator, tiled effect vinolay flooring, archway through to.

Entrance Hall

13'1" x 7'6" (3.99m x 2.29m)

Sky light, coved ceiling, plate rail, single radiator, door to Store room 7'7" x 5'2" (2.31m x 1.57m), with light.

Lounge

17'4" x 16'0" to 15'4" chimney breast (5.28m x 4.88m to 4.67m chimney breast)

Coved ceiling and ceiling rose, south facing shallow Upvc double glazed bay window affording views over the town to Bleadon Hill and the Quantock hills beyond, further Upvc double glazed window to side, chimney breast with electric fire and tiled inset, surround, marble style hearth, radiator, telephone point.

Kitchen

9'9" x 8'11" plus door recess (2.97m x 2.72m plus door recess)

Upvc double glazed window, radiator, fitted with modern range of cream coloured high gloss units comprising 3 single and corner wall cupboards, double part glass fronted wall storage units, single bowl and sink tidy single drainer porcelain sink with mixer tap over and cupboard under, further single

and corner base cupboards set of triple base drawers with 2 deep pan drawers, marble effect work tops with part breakfast bar with matching upstands.

Integrated 4 ring stainless steel hob with tiled splash back, stainless steel chimney extractor hood and light, stainless steel electric oven, plumbing for washing machine, space for fridge freezer, tiled effect vinolay flooring.

Bedroom 1

17'3" x 11'9" to 11'2" to chimney breast (5.26m x 3.58m to 3.40m to chimney breast)

Coved ceiling, ceiling rose, chimney breast with inset cast iron fire place with stone surround and tiled hearth, Upvc double glazed south facing window affording views over the town to Bleadon Hill and the Quantocks beyond, radiator.

Bedroom 2

13'9" x 10'3" to 9'6" chimney breast (4.19m x 3.12m to 2.90m chimney breast)

Shallow bay Upvc double glazed window, radiator.

Bathroom

10'5" x 7'9" (3.18m x 2.36m)

Upvc double glazed window, white suite of panelled bath with electric shower over, glazed screen, vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., fully tiled walls, tiled effect vinolay flooring, chrome heated towel rail and radiator, cupboard housing gas fired boiler providing hot water and central heating.

PROPERTY DESCRIPTION

Outside

Allocated parking space for 1 car with small area of patio.

Tenure

Residue of 999 year lease, approximately 990 years remaining, maintenance is a third share of any work as and when required, no ground rent.

Material Information.

Additional information not previously mentioned

- Mains electric and gas supply as well as water which is on a water meter
- Drainage via mains drainage
- Heating via gas central heating
- Broadband via 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

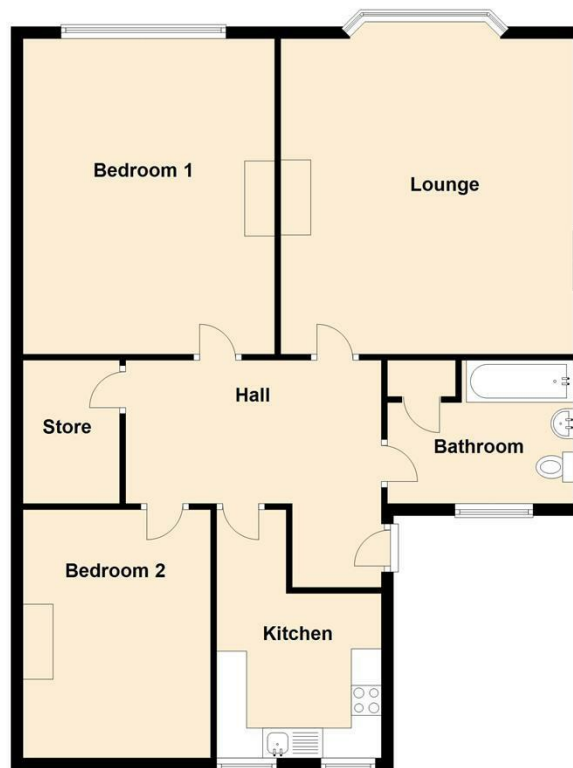






Ground Floor

Approx. 94.3 sq. metres (1015.2 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 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.