



Hobbs & Webb

ATLANTIC ROAD
Weston-super-Mare, BS23 2DQ

Price £195,000



Located on the south facing slopes of Weston-super-Mare hillside within easy reach of the sea front, marine lake and the nearby high Street and town centre, a renovated self contained leasehold garden flat enjoying it's own entrance that can either be approached from Atlantic Road or South Road to the rear. The property which would make an ideal first time purchase or a buy to let property has a south facing seating terrace, enjoys Upvc double glazing, modern electric heating with good sized rooms comprising lounge and bedroom 1 both 17'0" x 12'0" (5.18m x 3.66m), bedroom 2 14'8" x 14'0" (4.47m x 4.27m), study / bedroom 3, modern refitted kitchen 14'9" x 9'5" (4.50m x 2.87m), and refitted bathroom.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

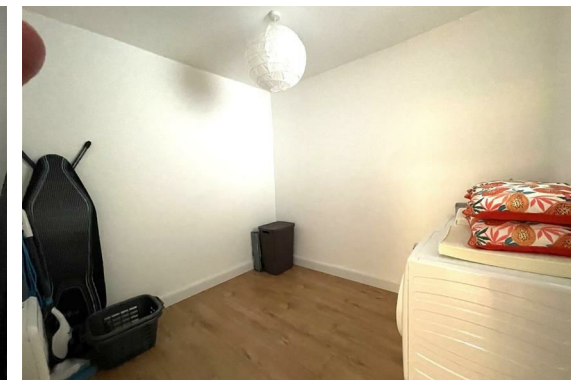
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Steps up to sun terrace with Upvc double glazed door to.

Lounge

17'0" x 12'0" (5.18m x 3.66m)

Inset door mat, Upvc double glazed bay window to front, timber effect flooring, modern electric heater. Door to.

Inner hallway

10'4" x 8'0" (3.15m x 2.44m)

Electric heater and door to.

Refitted kitchen breakfast room

14'9" x 9'5" (4.50m x 2.87m)

Upvc double glazed window to rear, 8 recessed spot lights, modern electric wall heater. The kitchen has been refitted with a range of grey coloured high gloss units comprising 3 single wall cupboards with concealed lighting under, larder unit, cupboard housing modern electric hot water cylinder. Single bowl single drainer polycarbonate sink with mixer tap over and cupboard under, integrated slim line dishwasher, plumbing for washing machine, corner base corner cupboard, 2 sets of triple drawers, timber effect work tops over with matching upstands. Integrated 4 ring electric hob with chimney style extractor hood and light over with glass splash back, electric integrated oven, tiled floor, modern electric wall heater, Upvc double glazed door to rear.

Bedroom 1

17'0" x 12'0" (5.18m x 3.66m)

Upvc double glazed walk in south facing bay window to front, inset door mat

and Upvc double glazed door to the sun terrace, modern electric wall heater, timber effect flooring.

Bedroom 3 / study

8'10" x 8'1" (2.69m x 2.46m)

Borrowed light window from the lounge, modern electric wall heater, timber effect flooring.

Refitted Bathroom

6'0" x 5'10" (1.83m x 1.78m)

Recessed spot lighting, fitted with modern white suite of a P - shaped bath with glazed screen, mixer tap with shower attachment over tiled walls to the bath area. Vanity wash hand basin with mixer tap over and double cupboard and triple drawers under tiled splash back vanity wall mirror and light low level W.C, electric heated towel rail tiled floor

Outside

To the front of the property a south facing paved sun terrace with timber fencing providing a lovely seating area that attracts a good deal of sunshine, and a small area of courtyard to the rear.

Tenure

Leasehold residue of 999 years 992 remaining, no ground rent, maintenance £35 per month.

PROPERTY DESCRIPTION

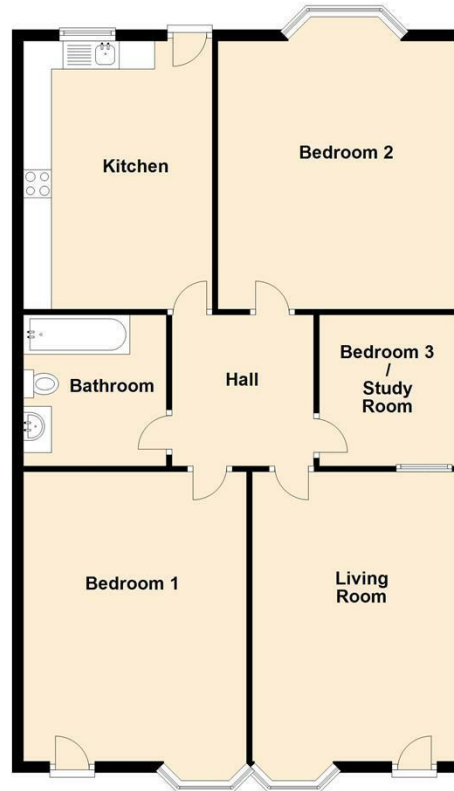






Ground Floor

Approx. 101.1 sq. metres (1088.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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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.