



**Hobbs & Webb**

**EDINBURGH PLACE**  
Weston-super-Mare, BS23 2QL

Price £195,000





If you are looking for a spacious Victorian flat on Weston Hillside..... then look no further.

This lovely self contained flat enjoys its own private entrance and offers space in abundance, including three double bedrooms, potential office space in the hallway, 16ft lounge with lovely outlook from the bay window and a super size kitchen/breakfast room.

Perched on the lower slopes of Weston Hillside this excellent flat is perfectly situated within a few minutes walk of Grove Park, sea front, shops, and the beach. The property also enjoys an area of garden to the front of the property.

So if you're wanting a good size flat, close to shops and sea front, with an area of garden and want space, then this property is a must view,

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance

Entered via a private entrance door, stairs rising to the first floor.

## Landing

Doors to Bedroom Two & Bathroom, storage cupboard and three stairs rising to the hallway/office space.

## Bedroom Two

13'1 x 9'7 (3.99m x 2.92m )

Twin uPVC double glazed windows and radiator.

## Bathroom

8'9 x 7'10 (2.67m x 2.39m)

A three piece suite comprising panelled bath with mixer tap, shower attachment and tiled splashbacks, pedestal wash hand basin with mixer tap over and tiled splashbacks, low level WC, uPVC double glazed window, radiator and wood effect laminate flooring.

## Hall/Office

A spacious hall which would make a perfect 'home office' space with radiator, skylight and telephone point. Doors to the kitchen/breakfast room, lounge and bedrooms.

## Kitchen/Breakfast Room

13'1 x 11'9 (3.99m x 3.58m )

Fitted with a matching range of wall and base cupboard and drawer units with work surface incorporating single bowl stainless steel sink and drainer unit, mixer tap and tiled splashbacks. Space and plumbing for undercounter

washing machine and fridge/freezer, Space for freestanding electric oven.

Radiator, uPVC double glazed window with views over chimney tops and towards the coast. and wood effect laminate flooring.

## Lounge

13'1 x 16'5 into the bay window (3.99m x 5.00m into the bay window)

Large uPVC double glazed bay window with views over chimney tops and towards Weston coast, further uPVC double glazed window to the side, corniced coving, picture rail, feature fireplace, radiator and television aerial.

## Bedroom One

13'2 x 15'2 into the bay window (3.96m'0.61m x 4.62m into the bay window )

A superb bedroom with large uPVC double glazed bay window, cornice coving, picture rail and radiator.

## Bedroom Three

11'4 x 9'8 (3.45m x 2.95m )

uPVC double glazed window, feature fireplace and radiator.

## Front Garden

The front garden belong to the flat and consist of an area of lawn.

## Tenure & Management Cost

There is 952 years remaining on lease. We are told by the vendor that this flat pays 2/5ths of the communal cost in remedial work is required. The three flats share the cost of the buildings insurance.

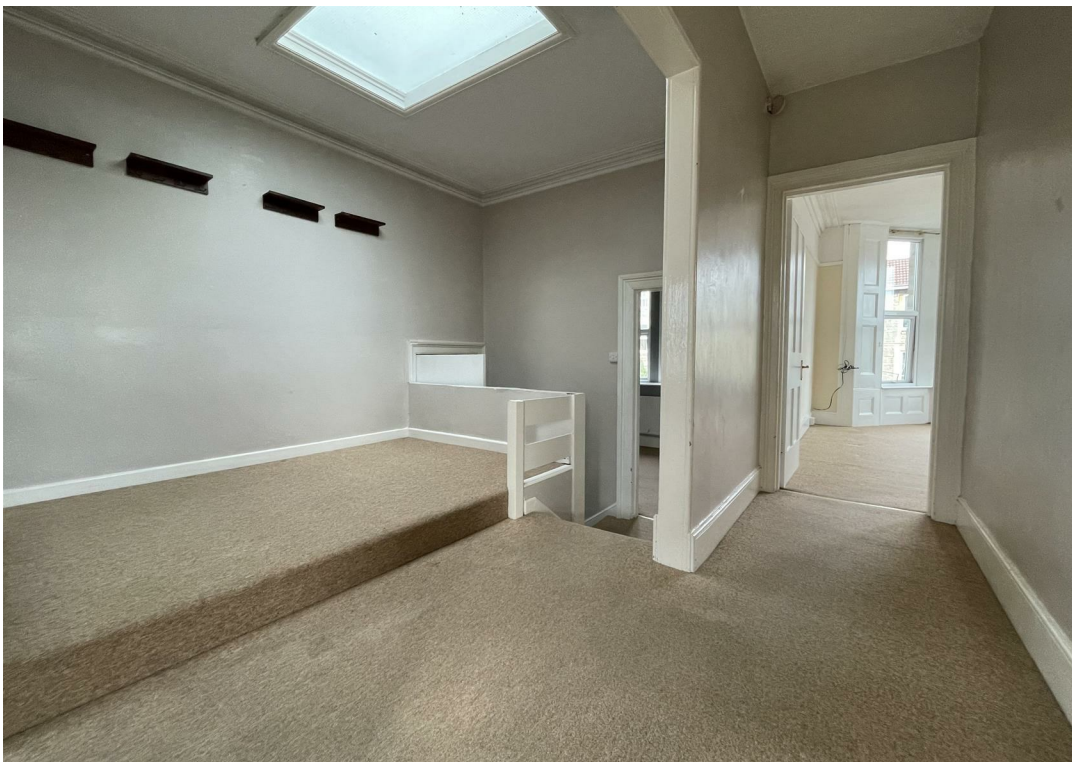










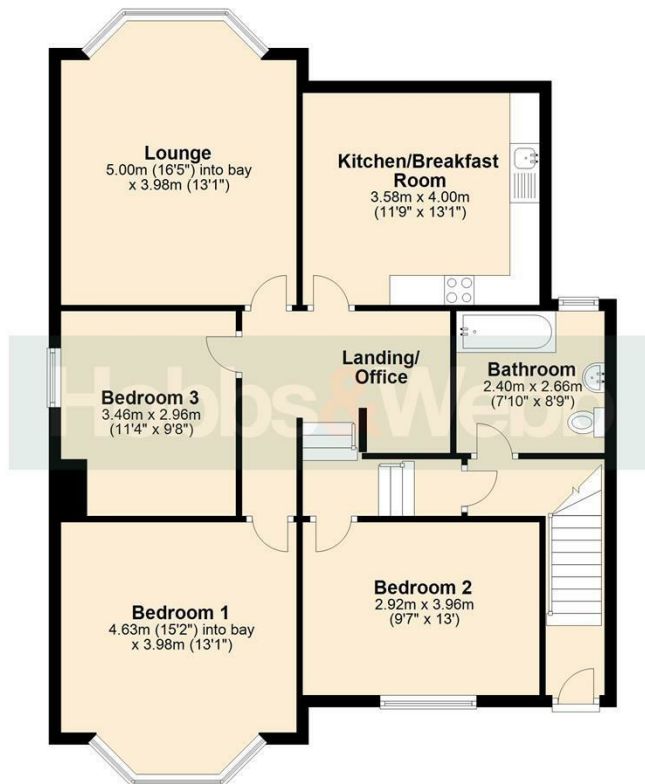








## First Floor



Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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### 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.