



**Hobbs & Webb**

ELMHYRST ROAD  
Weston-super-Mare, BS23 2SJ

Price £130,000



Are you looking for a property with potential, a 2 double bedroom ground floor flat that would make an ideal investment, with its own entrance and front westerly facing garden which could be transformed into a sunny seating area. The property is set very slightly off of the level within approximately half a mile easy walk of the high street, town centre and sea front of Weston-super-Mare. Although the property has gas central heating and retains many original features such as coving, picture rails, sash windows and deep skirtings it will require modernisation throughout. An entrance porch which is approached via an attractive stain and leaded glass door leads to central entrance hall, westerly facing lounge to front, kitchen, 2 double bedrooms and bathroom. Further more the property is being sold with no onward chain.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

### Energy Efficiency Rating

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>		
(55-68) <b>D</b>	<b>57</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

Half leaded and stain glazed timber front door to.

## Entrance Porch

4'11" x 4'4" (1.50m x 1.32m)

Coved ceiling, dado rail, inner half glazed timber door to.

## Entrance Hall

Coved ceiling, radiator, deep skirtings, built in shelved storage cupboard.

## Lounge

15'4" bay 13'7 chimney breast to 14'1" recess (4.67m bay 4.14m chimney breast to 4.29m recess )

A westerly facing room with bay window to front affording a good deal of natural light, coved ceiling, picture rail, deep skirtings. Chimney breast with open fire place with reconstituted stone surround timber mantle and tiled hearth, radiator, telephone and T.V. points.

## Kitchen

13'11" x 6'0" (4.24m x 1.83m)

Single glazed timber window to side, wall mounted gas fired boiler providing hot water and central heating, fitted with single wall and base cupboards and drawers with single bowl single drainer sink unit with mixer tap over, roll edge work surrounds, tiled splash backs, space with electric cooker point, plumbing for washing machine.

## Bedroom1

16'2 x 9'10" average (4.93m x 3.00m average)

2 single glazed windows to side, radiator.

## Bedroom 2

13'1" in to bay x 9'11" (3.99m in to bay x 3.02m)

Westerly facing bay window to front, coved ceiling, picture rail, radiator.

## Bathroom

6'1" x 5'7" (1.85m x 1.70m)

Panelled bath, pedestal wash hand basin, low level W.C., half tiled surrounds, radiator, extractor.

## Outside

The property is being sold with the front garden which is enclosed by local limestone walling and screen of hedging and has the potential to be made into a westerly facing seating area that attracts a good deal of sunlight.

## Tenure

The lease is the remainder of 999 years from 1979, maintenance is on a quarter share basis with a ground rent of £15 per year.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water.
- Heating via gas central heating
- Sewerage via mains drains
- 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](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



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 representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

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

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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.