



**Hobbs & Webb**

**OLD BANWELL ROAD**  
Weston-super-Mare, BS24 8BS

Price £235,000





An opportunity to live in a popular village on the outskirts of Weston-super-Mare for under £240,000. The village of Locking has a thriving local pub, primary school, post office and village stores, takeaway and cafe, hairdressers as well as pharmacy, whilst the nearby town of Weston-super-Mare is within easy reach and offers motorway and rail access to city of Bristol. This good size ground floor purpose built flat that would suit a variety of purchasers, has a large southerly facing lounge diner with rural views to the front. As well as benefitting from Upvc double glazing and night storage heating the kitchen and shower room have been refitted, currently arranged as 3 bedrooms the accommodation could easily provide a home office or separate reception room. Outside there is a garage and an area of garden to the righthand side of the driveway, the property is sold with no onward chain.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating	
	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>	
(39-54) <b>E</b>	53
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
71	

EU Directive 2002/91/EC

England & Wales

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

Approached via Upvc double glazed door to.

## Communal Entrance

Tiled floor, Upvc double glazed door leading to the rear of the property. Timber glazed door to flat 2.

## Entrance hall

Night storage heater, timber floor boards, folding doors to 2 useful storage cupboards, door to kitchen.

## Modern Fitted kitchen

9'9" x 8'5" (2.97m x 2.57m)

Upvc double glazed window to the rear, fitted with a modern range of white high gloss units comprising 2 double and 4 single wall units, single bowl single drainer sink with mixer tap over and cupboard under. Further double and single base cupboards, triple base drawers with roll edge work tops over, integrated fridge and freezer, 4 ring electric ceramic with glass splash back and stainless steel chimney extractor hood over, integrated electric oven, plumbing for washing machine, tiled flooring. From entrance hall door to.

## L shaped Lounge / diner

20'11" max to 14'6" x 19'4" max (6.38m max to 4.42m x 5.89m max)

Good sized southerly facing room with Upvc double glazed window affording rural views to the front., coved ceiling, 2 night storage heaters, T.V. point, timber floor boards., door to.

## Bedroom 1

17'11" into wardrobes to 15'11" x 9'6" (5.46m into wardrobes to 4.85m x 2.90m)

Another southerly facing room with rural views to the front, Upvc double glazed window, night storage heater, telephone point, built in wardrobes with mirrored sliding doors providing shelving and hanging space.

From lounge door to.

## Inner Hallway

Airing cupboard part shelved with hot water tank.

## Bedroom 2

11'11" x 9'5" (3.63m x 2.87m)

Upvc double glazed window to side, night storage heater, telephone point, timber floor boards.

## Bedroom 3

10'0" x 8'8" (3.05m x 2.64m)

Including built in wardrobes with mirrored sliding doors, night storage heater, Upvc double glazed window to rear.

## Refitted Shower room

8'10" x 6'7" (2.69m x 2.01m)

Fitted with tiled double walk in shower cubicle with electric shower and glazed screen, low level W.C, vanity wash hand basin with waterfall mixer tap over and double storage drawers under with tiled splash back. Chrome heated towel rail, shelved storage recess, Upvc double glazed window to the rear, extractor, tiled floor.

# PROPERTY DESCRIPTION

## Outside

The property has its own area of garden to the right side of the driveway laid to lawn form circular flower and shrub bed, to the rear of the flats there is a single garage third along in the right hand block.

## Tenure

The property has a 999 year lease from 1988, pays a ground rent of £10 per year and a maintenance charge currently £50 per month.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water on mains supply
- Heating individual electric room heaters
- Sewerage via mains drains
- Broadband via 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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















## Ground Floor



Total area: approx. 88.5 sq. metres (953.1 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 representation either by the Seller or his Agent  
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# Hobbs & Webb

## 01934 644664

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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.