



Hobbs & Webb

CLEVEDON ROAD
Weston-super-Mare, BS23 1DE

Price £130,000



Located on the level a short walk from the seafront, local shops the nearby town centre and local facilities a two bedroom ground floor flat which enjoys a courtyard garden to the rear. The property which would suit a first time buyer or buy to let investor and is being offered to the market with no onward chain has Upvc double glazing and gas central heating, approach via communal hall with entrance door into the lounge to front with attractive bay window, two bedrooms and bathroom and kitchen to the rear with steps down to a west facing courtyard garden.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

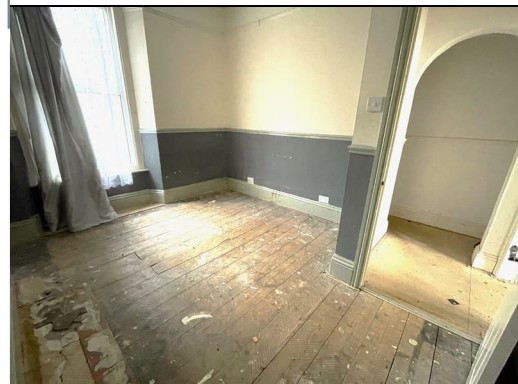
EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(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



PROPERTY DESCRIPTION

Communal Entrance

Entered via a obscured double glazed entrance door into communal hall, entrance door leading to:-

Lounge 13'6 x 12'9 plus bay

uPVC double glazed bay window to the front, cornice coving, picture rail, dado rail, coal effect gas fire (not tested) with marble hearth and wooden surround, television point and door through to:-

Inner Hall

Understairs storage cupboard, smoke alarm, radiator, dado rail and doors to bedrooms, bathroom and kitchen.

Bedroom One

12'5 max x 11'1 max (3.78m max x 3.38m max)

Coved ceiling, picture rail, dado rail, radiator and uPVC double glazed window to the rear.

Bedroom Two

12'9 max x 5'6 (3.89m max x 1.68m)

Radiator, cupboard housing the gas combi boiler, and uPVC double glazed window to the side.

Bathroom

A three piece bathroom suite comprising bath with twin taps and mains chrome shower over, pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls, chrome heated towel rail, uPVC obscured double glazed window to the side and tiled flooring.

Kitchen

9'7 x 5'6 (2.92m x 1.68m)

A matching range of white wall and base cupboard and drawer units with wood effect work surfaces and tiled splashbacks. One bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor canopy over and oven below. Space and plumbing for washing machine and undercounter fridge. Tiled flooring, uPVC double glazed window to the rear and frosted glazed door to the courtyard garden.

Courtyard Garden

Step down from the kitchen door to a west facing courtyard garden which is laid to tiles with central rotatory line and downstairs storage cupboard.

Tenure

We understand the flat is of leasehold tenure with 981 years remaining on the lease. There are no maintenance charges. If any work is required to the building it is split between the 3 flats. Likewise, the building insurance is split between the 3 flats.

Material Information.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

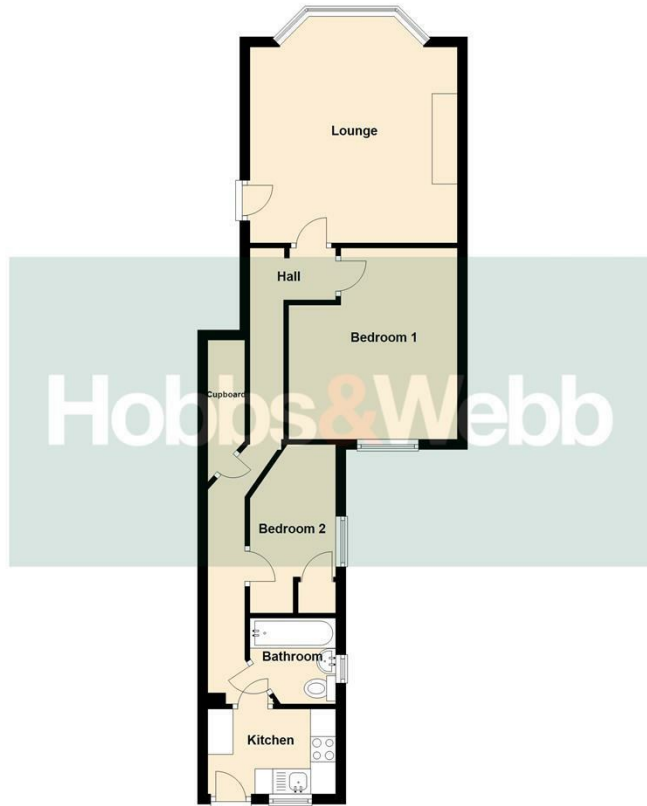
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Ground Floor
Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 51.9 sq. metres (558.3 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 Copyright Hobbs and Webb
Plan produced using PlanUp.

Hobbs & Webb

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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.