



**Hobbs & Webb**

LONSDALE AVENUE  
Weston-Super-Mare, BS23 3SF

Price £80,000



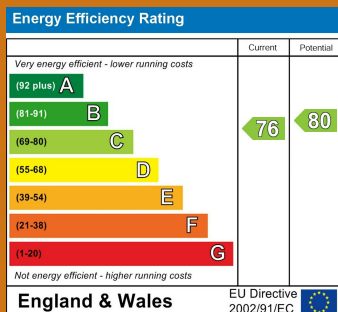
A purpose built first floor flat with access to communal garden and first come first served off street parking that would ideally suit a first time buyer or buy to let investor. The accommodation has Upvc double glazing and gas central heating and comprises lounge, double bedroom modern kitchen, and bathroom and has leasehold tenure.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



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

Communal entrance with entry phone system to communal hallway stairs to first floor landing, door to inner landing and UPV door to flat 6.

## Entrance hall

5'2" x 2'5" (1.57m x 0.74m)

Entry phone, radiator, storage cupboard 5'2" x 2'5" (1.57m x 0.74m).

## Lounge

14'8" bay to 11'8" x 11'7" (4.47m bay to 3.56m x 3.53m)

Walk in Upvc double glazed bay over looking the communal garden, radiator, telephone point, timber effect flooring.

## Kitchen

8'9" x 8'8" (2.67m x 2.64m)

Upvc double glazed window, radiator, wall mounted Worcester gas fired boiler providing hot water and central heating. Range of newly installed kitchen units comprising corner and 2 single wall cupboards, single bowl single drainer sink with mixer tap over and double cupboard under, further single base cupboards roll edge work tops with part breakfast bar, tiled surrounds and plumbing for washing machine.

## Bedroom

11'8" x 9'7" (3.56m x 2.92m)

Upvc double glazed window, radiator, timber effect flooring.

## Bathroom

6'3" x 5'3" (1.91m x 1.60m)

With panelled bath, wash hand basin,, low level W.C., radiator, extractor, tiled surrounds.

## Outside

Use of communal gardens and drying area, off street parking on a first come first served basis.

## Tenure

Tenure leasehold residue of 125 year lease from the 25th of February 2002, ground rent £10

## Material Information.

Additional information not previously mentioned

- Mains water supply via Bristol Wessex Water
- Heating via gas central heating
- Drainage via mains drains Bristol Wessex water
- 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)

## First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 42.8 sq. metres (460.3 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 a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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.