



Hobbs & Webb

MONKTON AVENUE
Weston-Super-Mare, BS24 9DH
Asking Price £115,000



Located on the southern outskirts of Weston-super-Mare close to local facilities as well as the nearby town centre and sea front, a good sized 2 double bedroom first and second floor maisonette that would ideally suit a buy to let investor or a first time buyer. The property which benefits from Upvc double glazing and gas central heating has a good size kitchen and lounge , 2 double bedrooms and bathroom.

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		77	79
(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

Approached via stairs or disabled access ramp to the rear of the property to first floor exterior landing, Upvc double glazed door to.

Kitchen breakfast room

15'5" x 10'9" (4.70m x 3.28m)

Coved ceiling, 6 recessed spot lights, double glazed window to front, fitted with range of medium oak effect units comprising, single double and 2 glass fronted display wall cupboards, over cooker unit, corner display units, larder unit, single bowl and sink tidy single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers, with work tops over, wine rack. Integrated double electric oven, 4 ring electric hob with extractor hood over, plumbing for washing machine, space for fridge and tumble drier, tiled surrounds, radiator, door to.

Lounge

15'4" recess's to 14'3" chimney breast x12'2" incl (4.67m recess's to 4.34m chimney breast x3.71m incl)

Coved ceiling, Upvc double glazed window to front, radiator, chimney breast with gas fire (disconnected), dado rail. Stairs from the lounge leading to.

First floor landing

Radiator, loft access, built in storage cupboard.

Bedroom 1

13'4 max to 12'2" x 9'0" (4.06m max to 3.71m x 2.74m)

Plus range of built in wardrobes, coved ceiling, Upvc double glazed window to front, radiator.

Bedroom 2

11'1" x 9'0" (3.38m x 2.74m)

Plus built in boiler cupboard housing ideal gas fired boiler providing hot water and central heating. Coved ceiling, radiator, Upvc double glazed window to rear.

Bathroom

White suite of panelled bath with mains mixer shower unit over and glazed screen, pedestal wash hand basin, low level W.C., fully tiled walls.

Tenure

Leasehold, currently residue of 125 year lease from 1987 £10 ground rent per year.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Mains gas supply
- Water mains supply via Bristol Wessex water
- Heating gas central heating
- Sewerage mains drainage via Bristol Wessex water
- 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

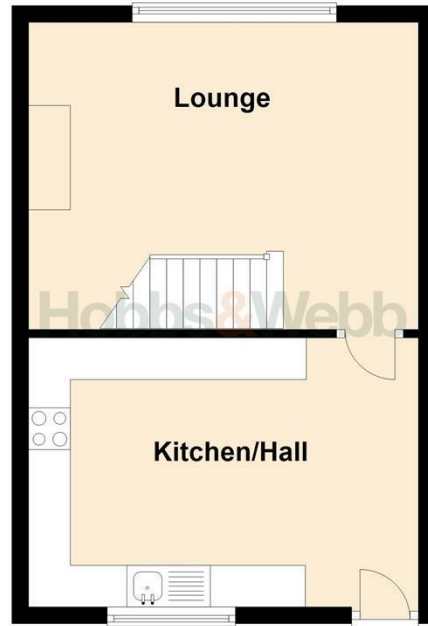
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

Ground Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 63.8 sq. metres (686.8 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.

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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.