



20 CLARENCE PLACE 3-5 CLARENCE ROAD NORTH

Weston-super-Mare, BS23 4BY

**Hobbs & Webb**

Price £230,000





First time on the market since originally acquired by current owner from new, an immaculately presented purpose built second floor apartment located within the popular Clarence Parks area of Weston-super-Mare. The property is comprised within a secure gated development opposite Clarence Park and being set just off of the sea front within a level walk of Weston High street, train station and other local facilities. Enjoying Upvc double glazing and gas central heating the property is approached via either stairs or lift service, the spacious accommodation which will suit a variety of purchasers is arranged as a L shaped entrance hall leading to a good size open plan lounge diner with a modern kitchen area which measures 24'1" x 15'11" (7.34m x 4.85m), 2 double bedrooms, bathroom with bath and separate shower, outside a secure allocated off road parking space.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

Communal gated entrance with entry phone system, door to entrance hall with stairs or lift rising to a second floor communal landing. Door to apartment 20.

## Entrance Hall

Entry phone, radiator, timber effect flooring, glazed timber door to.

## Kitchen /lounge / dining room

24'1" x 15'11" (7.34m x 4.85m)

2 Upvc double glazed windows to rear with outlook towards Weston hillside, T.V, satellite and telephone points, feature pebble effect electric fire, 2 radiators.

## Kitchen Area

Fitted with a modern range of units comprising 2 wall units with lighting under, single bowl and sink tidy single drainer sink with mixer tap over and cupboard under, further base cupboards and 2 sets of triple drawers each with 2 deep pan drawers. Integrated dishwasher, washer drier, fridge and freezer, integrated Bosch double electric oven, 4 ring gas hob with stainless steel splash back and stainless steel chimney extractor hood and light over, integrated Bosch microwave, roll edge work tops with tiled upstands.

## Inner hallway

Radiator, cupboard housing gas boiler providing hot water and central heating, further built in useful storage cupboard.

## Bedroom 1

19'6" x 8'1" (5.94m x 2.46m )

Plus built in wardrobes with sliding doors, radiator, Upvc double glazed window to rear, T.V. point.

## Bedroom 2

14'11" x 7'10" (4.55m x 2.39m)

Upvc double glazed window to rear, radiator.

## Bathroom

8'1" x 7'2" plus shower recess (2.46m x 2.18m plus shower recess)

Fitted with white suite of tiled panelled bath, pedestal wash hand basin with mixer tap over, 2 downlighters and shaver socket, low level W.C. tiled surrounds with large wall mirror, tiled shower cubicle with screen and mains mixer shower unit, extractor and heated towel rail.

## Outside

Secure allocated parking space.

## Tenure

Leasehold residue of 199 year lease from 2007, ground rent £130 per year, maintenance £1400.00 per year.

## Material Information.

Additional information not previously mentioned

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

## PROPERTY DESCRIPTION

- Sewerage via mains drainage 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](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**  
Approx. 102.5 sq. metres (1102.9 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 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

## 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.