



Hobbs & Webb

MALVERN ROAD
Weston-super-Mare, BS23 4DE

Price £220,000



A superbly refurbished two-bedroom ground floor apartment, nestled in a tranquil street within the highly sought after area of Southward. Boasting recent renovations, this residence offers a serene retreat with private garden, meticulously landscaped with a combination of patio and artificial lawn for effortless upkeep.

Ste inside to discover a completely revamped interior, showcasing a modern open plan kitchen/diner fitted with 'Howdens' kitchen and central island, perfect for entertaining family and friends. The kitchen seamlessly flows into the lounge where a cozy log burning stove awaits, creating a warm ambiance complemented by a bay window that floods the space with natural light. An inner hall leads to two generously sized double bedrooms and a refitted bathroom.

With the added convenience of our vendors already securing an onward purchase, this property presents an enticing opportunity for those seeking a speedy transaction,

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

Side access gate providing access to the rear garden and front entrance door.

Kitchen/Diner

15'4 x 13'10 (4.67m x 4.22m)

Entered via a modern entrance door with glazed side panel. Fitted with 'Howdens' kitchen which comprises a matching range of wall and floor cupboard and drawer units with work surfaces over. Inset four ring gas hob. Central island with inset 1 1/2 bowl sink and drainer unit with mixer tap over and cupboards below. Eye level double oven and built in microwave. Integrated fridge/freezer and dishwasher, space for washing machine, wall mounted gas combi boiler servicing hot water and heating for the property, vertical radiator, wood effect flooring, opening to inner hall and opening to:-

Lounge

16'2 into the bay x 13'5 (4.93m into the bay x 4.09m)

uPVC double glazed bay window to the front with radiators below, wood burning stove with slate hearth and television point.

Inner Hall

Cupboard, smoke alarm and doors to:-

Bedroom One

l shaped room 116'0" max narrowing to 9'3" x 11'3" (l shaped room 35.36m max narrowing to 2.82m x 3.45)

uPVC double glazed window to rear, radiator, television and recess for wardrobe.

Bedroom Two

9'9 x 8'3 (2.97m x 2.51m)

uPVC double glazed window to the side and radiator.

Bathroom

A modern fitted bathroom suite comprising 'P' shaped bath with mixer tap and rainfall shower over, wash hand basin with mixer tap over and cupboard below, close coupled WC, chrome heated towel rail, partially tiled walls, uPVC obscured double glazed window to the side and tiled flooring.

Rear Garden

A beautifully landscaped garden which enjoys stylish patio area, artificial lawn, raised flower borders and shed.

Tenure

We understand the property is leasehold tenure with 959 year remaining on the lease. There are no service charges or ground rent.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas central heating.
- Mains drainage

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

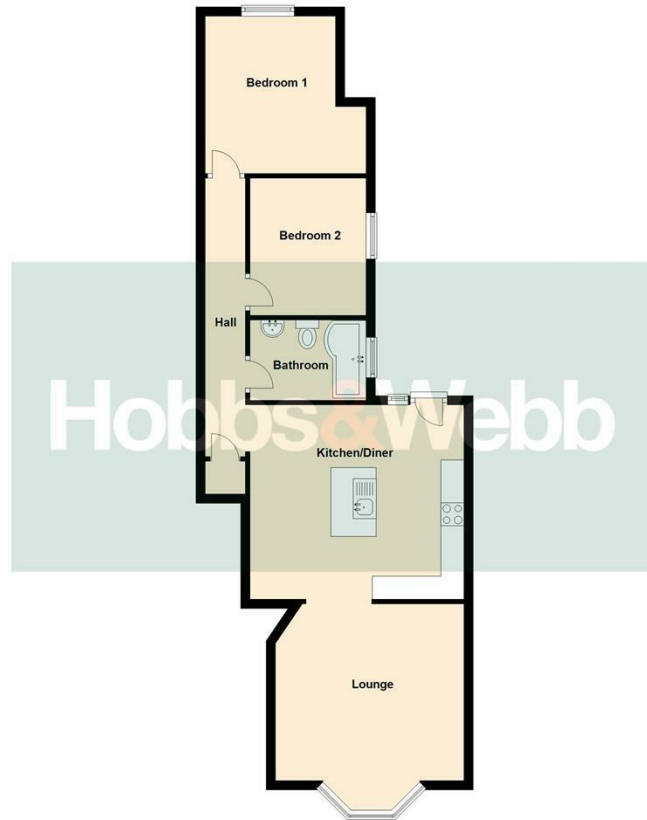








Ground Floor
Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

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Plan produced using Planity.

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.