



Hobbs & Webb

MILTON ROAD
Weston-Super-Mare, BS23 2UX

Price £185,000



Offered to the market with no onward chain is this charming two-bedroom first floor Victorian flat which is conveniently situated close to shops, Ashcombe Park and easy access to Weston town centre.

You access the flat from the rear of the building with steps up to a delightful sunny roof terrace, ideal for enjoying leisurely summer afternoons. Additionally, there is a section of garden laid with stone chippings, ensuring low maintenance.

Internally, the layout comprises a spacious kitchen/breakfast room, inner hall, and a lovely lounge boasting a south facing bay window, bathing the room in natural light. The accommodation further includes two well-proportioned bedrooms, a bathroom and a separate WC.

This property presents an excellent opportunity to own a piece of Victorian charm in a desirable location with convenient amenities nearby.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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

The property is accessed to the rear of the building with a gate giving access to the steps up to the roof terrace and front entrance door.

Roof Terrace

A lovely space perfect for enjoying the sunshine in the summer month and an ideal seating area for alfresco dining. uPVC frosted double glazed door provides access in the flat.

Lobby

Two useful storage cupboards, one housing the gas combination boiler which services hot water and heating to the property. Opening to:-

Kitchen

12'6 x 8'6 (3.81m x 2.59m)

A matching range of solid wood base cupboard and drawer units with rolled edge work surfaces and breakfast bar with tiled splashbacks behind. Inset circular single bowl stainless steel sink and drainer unit with mixer tap over. Space for freestanding gas cooker and space & plumbing for washing machine. Radiator, uPVC double glazed window to the side, vinyl floor, recessed shelving and door to:-

Hallway

Storage cupboard, doors to bathroom & WC, three steps up to the split landing, further large storage cupboard, coved ceiling and doors to the bedrooms and lounge.

Lounge

17'8 into the bay x 12'9 (5.38m into the bay x 3.89m)

A lovely bright and sunny room with uPVC south facing bay window to the front. Coved ceiling, gas inset fire with marble hearth and wooden mantle, radiator, television & telephone points and wall lights.

Bedroom One

14'3 x 13'9 (4.34m x 4.19m)

uPVC double glazed window to the rear, radiator and feature wooden fire place surround.

Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

Currently arranged as a dining room with uPVC double glazed window to the front enjoying a southerly aspect and radiator.

W.C

Low level WC, radiator and uPVC frosted double glazed window to the side.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin with twin taps over, partially tiled walls, uPVC frosted double glazed window to the side, loft access and vinyl flooring.

Outside

From the roof terrace there are steps down to an area of garden which is laid to stone chippings.

Tenure

We understand the property to be leasehold tenure which has 970 years remaining. There are no maintenance charges. If any work is required to the building it is a shared cost with the ground floor flat.

Material Information.

Additional information not previously mentioned

- Water metered or not?????
- The property is on 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



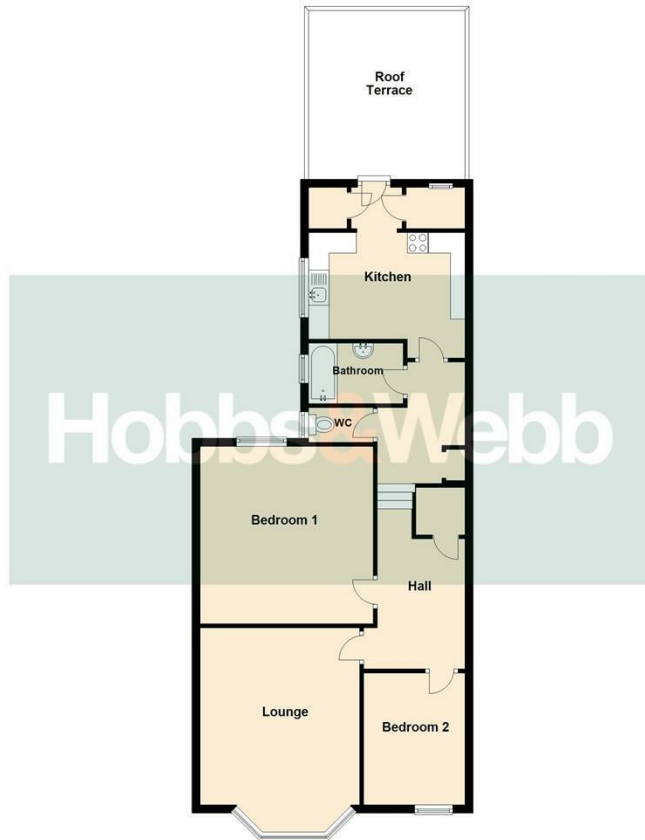






First Floor

Approx. 81.2 sq. metres (874.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

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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.