



**Hobbs&Webb**

6 WYVERN MEWS CHURCHILL ROAD

Weston-super-Mare, BS23 3GZ

Price £185,000





6 Wyvern Mews, Churchill Road, Weston-super-Mare, North Somerset BS233GZ

We are acting in the sale of the above property and have received an offer of £175,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Being sold with no onward chain an unusual converted maisonette within a Victorian detached former boys School, located on the level in a convenient position for the nearby town centre, train station and sea front of Weston-super-Mare. The property which is approached via a shared entrance with video phone entry system is comprised over 3 levels with the good sized accommodation arranged as entrance hall, cloakroom / utility room, occasional bedroom / office / reception room on the ground floor, on the first floor there are 2 double bedrooms and a bathroom whilst on the top level a lounge with views over the roof tops to Weston hillside and kitchen diner with a bright southerly aspect. The property has Upvc double glazing and gas central heating but will benefit from modernisation and has its own off road parking space and access to communal gardens.

### Local Authority

North Somerset Council Tax Band: C

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
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

Half glazed double timber doors to.

## **Communal Entrance Vestibule**

Entry phone system, post boxes, inner half glazed timber door to.

## **Communal entrance hall**

Door to apartment 6.

## **Entrance hall**

Coved ceiling, radiator, laminate flooring, understair storage cupboard.

## **Utility / Cloakroom**

6;7" x 4'4" (1.83m;2.13m x 1.32m)

Coved ceiling, 3 spot lights and extractor, vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., tiled splash back, plumbing for a washing machine, radiator, timber effect flooring.

## **Occasional bedroom 3 / further reception room**

15'9" x 12'10" (4.80m x 3.91m)

Coved ceiling, radiator, telephone point.

From ground floor entrance hall half turn spindled balustraded staircase rising to.

## **First floor landing**

Coved ceiling, laminate flooring.

## **Bathroom**

6'4" x 5'7" (1.93m x 1.70m)

3 Spot lights, coved ceiling, panelled bath with glazed screen and mixer tap with shower attachment, vanity wash hand basin with mixer tap over and double cupboard below, low level W.C., fully tiled walls with vanity wall mirror, radiator.

## **Bedroom 1**

13'6" x 12'8" plus (4.11m x 3.86m plus)

Range of built in bedroom furniture comprising 4 double wardrobes and triple storage drawers, high level Upvc double glazed windows, radiator, telephone point and T.V. point, laminate flooring.

## **Bedroom 2**

13'7" x 9'11" (4.14m x 3.02m)

Plus 3 double built in wardrobes, Upvc double glazed high level windows, radiator, T.V an telephone points.

From first floor landing half turn spindled balustraded stair case to.

## **Second floor landing**

Coved ceiling, video entry phone, loft access.

## **Lounge**

15'7" x 11'2 extending to 12'7" (4.75m x 3.40m extending to 3.84m)

Upvc double glazed windows with window seat affording views over roof tops to Weston hillside, T.V and telephone points, radiator and laminate flooring.

# PROPERTY DESCRIPTION

## Kitchen / diner

13'2" to 7'5" x 15'3" to 9'9" (4.01m to 2.26m x 4.65m to 2.97m)

Plus cupboard housing gas fired boiler providing hot water and central heating. Upvc double glazed southerly facing windows with window seat, radiator. The kitchen is fitted with medium oak effect units with range of wall cupboards and corner display unit, one and a half bowl single drainer sink unit with mixer tap over and double cupboard under, further base cupboards, drawers and corner display unit, integrated fridge, freezer, integrated 4 ring gas hob with extractor hood and light over and electric oven under, work tops with tiled surrounds.

## Outside

Allocated parking space for 1 car, use of communal gardens mainly laid to lawns and flower and shrub beds and borders.

## Tenure

Leasehold 999 year lease from 01/01/2000 with a ground rent of £5 per year. Maintenance £1440 per year.

## Material Information.

Additional information not previously mentioned

- Mains electric,
- Water via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the cabinet
- No pets are allowed to be kept in Wyvern Mews

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)





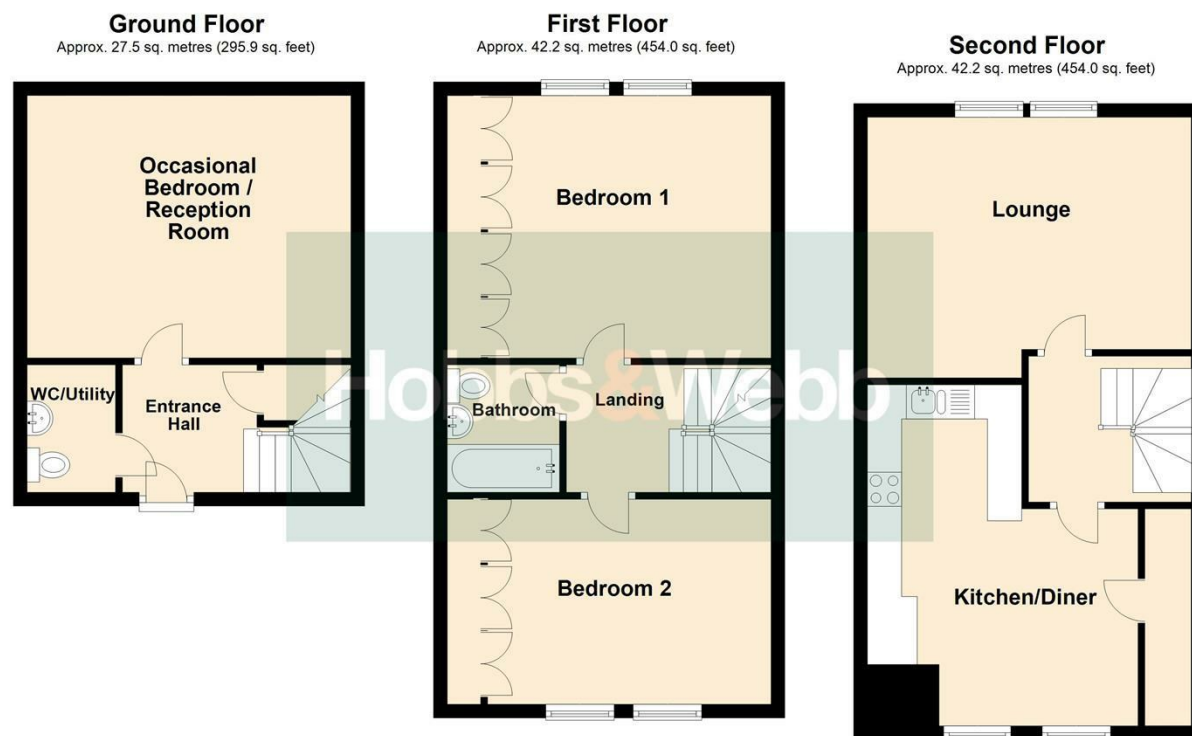












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Plan produced using PlanUp.

# Hobbs&Webb

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From - Fri 8am - 6pm Sat 9am - 4pm

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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.