



Hobbs & Webb

MANOR ROAD
Weston-super-Mare, BS23 2SU

Price £247,500



A first floor flat which will suit a variety of purchasers offering many benefits including having it's own entrance, garage which is currently split into a garden bar room and separate storage area, 2 parking spaces, an area of garden, and being located in a popular position on the lower south facing slopes of Weston-super-Mare hillside. The good size accommodation which enjoys Upvc double glazing and gas central heating, has a lounge which affords views towards the Mendip Hills, a kitchen / dining room and as well as a utility room, 2 double bedrooms and refitted shower room.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

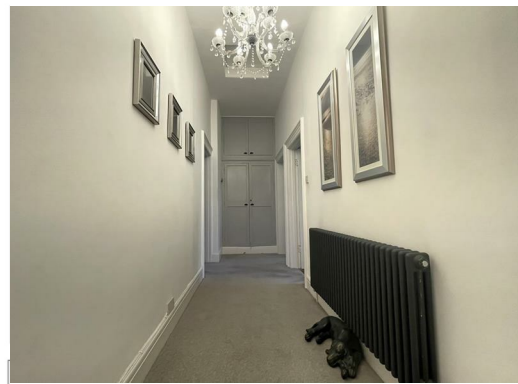
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Upvc double glazed door to internal staircase with Upvc double glazed windows to side and rear with light and electric wall heater, inner half leaded light glazed timber door to.

Entrance Lobby

stairs to.

Entrance Hall

2 loft access one leading to boarded loft space with light, Victorian style radiator, 2 built in floor to ceiling double storage cupboards.

Lounge

15'7" x 12'3" (4.75m x 3.73m)

Coved ceiling, picture rail, Upvc double glazed windows to front affording views over Weston to the Mendip Hills, 3 Victorian style radiators, chimney breast with recess with tiled hearth and timber surround.

Kitchen / diner

15'0" x 12'0" (4.57m x 3.66m)

Coved ceiling, 2 Upvc double glazed windows to rear, the kitchen is fitted with a modern range of units comprising 3 single and over cooker cupboards with concealed lighting under, one and a half bowl single drainer ceramic sink with mixer tap over and cupboard under, plumbing for dishwasher machine. Range of base cupboards and drawers, triple base drawer unit with 2 deep pan drawers, spice rack, larder unit housing gas fired boiler providing hot water and central heating, corner base display unit with timber effect work tops over, tiled surrounds, integrated 4 ring induction hob with chimney extractor hood

and light over. Integrated double electric oven, space for American style fridge / freezer, timber effect flooring and radiator.

Utility Room

9'6" x 4'7" (2.90m x 1.40m)

One and a half bowl single drainer sink with mixer tap over and 2 deep drawers under, fitted with double and single wardrobes and larder style unit, timber effect work tops with tiled surrounds, plumbing for washing machine, space for tumble drier, Upvc double glazed window, radiator, timber effect flooring.

Bedroom 1

11'8" x 11'5" (3.56m x 3.48m)

Including double and single built in wardrobes and drawers, 2 Upvc double glazed windows, picture rail, radiator.

Bedroom 2

12'9" x 10'0" (3.89m x 3.05m)

Coved ceiling, radiator, Upvc double glazed window to front with views towards the Mendip Hills.

Refitted Shower room

8'0" x 5'2" (2.44m x 1.57m)

Upvc obscure double glazed window to side, refitted with a modern white suite of vanity wash hand basin with mixer tap over and double drawers below with tiled splash back, tiled shower cubicle with sliding screen and mains mixer shower unit with drencher head and separate hand held shower attachment, low level W.C. and chrome heated towel rail.

PROPERTY DESCRIPTION

Outside

Driveway providing parking for 2 cars, useful under stair storage cupboard, garage currently split with store room to front with up and over door light and power measuring 8'2" x 8'2" (2.49m x 2.49m) and garden room to the rear.

Path to the side of the garage leading to a southerly and westerly facing area of garden which attracts a great deal of sun light currently laid to timber decking providing a private seating / eating area and is enclosed by timber fencing and local stone walling, door leads to garden room with bar area measuring 8'0" x 8'0" (2.44m x 2.44m), with light and power.

Tenure

Leasehold tenure 999 year lease from 24/06/1974, maintenance is on a 50 % split with the downstairs property of any required works.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via mains water supply on a meter via Bristol Wessex water.
- Heating via gas central heating
- Sewerage via Mains drainage Bristol Wessex water
- Broadband via fibre to the property.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

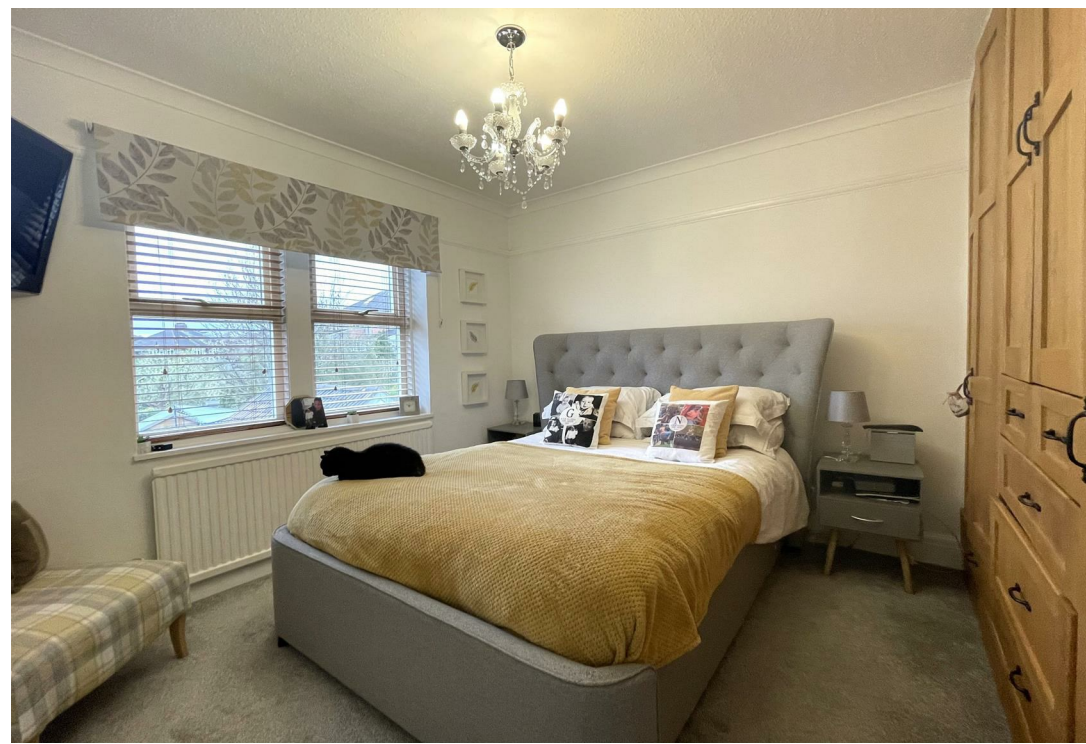
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

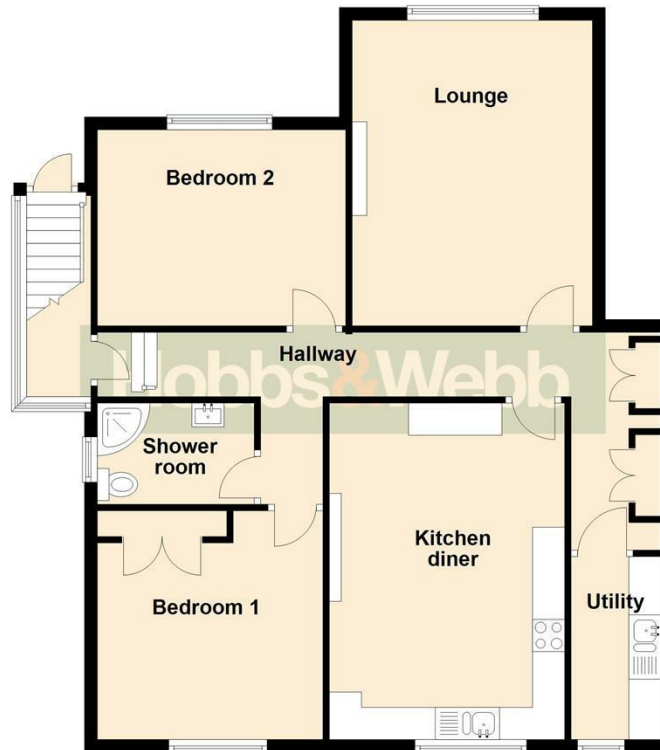






First Floor

Approx. 87.0 sq. metres (936.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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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.