



Hobbs & Webb

9 VICTORIA QUADRANT
Weston-Super-Mare, BS23 2QB

Price £130,000



A very centrally located converted hall floor flat within an older Victorian style property. Situated within an easy level walk of the Train station High street and sea front of Weston-super-Mare the flat will make an ideal first time purchase or suit a buy to let landlord and is currently let to tenants who will remain if desired. The property benefits from gas central heating and being part Upvc double glazed. with the accommodation comprising entrance hall, lounge, kitchen 2 bedrooms and shower room.

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		64	
(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

Shared entrance with entry phone system into.

Communal Hallway

Quarry tiled floor, coved ceiling, inner half glazed door to.

Inner Hallway

Door to flat 4.

Entrance Hall

L shaped hall with Coved ceiling, picture rail, entry telephone, radiator, glazed door to corner storage cupboard.

Lounge

13'2" into shallow bay to 12'8" x 8'10" (4.01m into shallow bay to 3.86m x 2.69m)

Coved ceiling, ceiling rose, picture rail, Upvc double glazed window to rear, radiator, T.V. and telephone points.

Kitchen

7'4" x 5'10" to 5'0" (2.24m x 1.78m to 1.52m)

Timber single glazed windows to side, wall mounted gas fired boiler providing hot water and central heating, shelved recess. The kitchen is fitted with 2 single wall cupboards and over extractor cupboard, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers, wood effect roll edge work tops with tiled surrounds, 4 ring gas hob with extractor hood over, integrated electric oven, plumbing for a washing machine, timber effect flooring.

Bedroom 1

8'10" x 8'8" plus shallow bay (2.69m x 2.64m plus shallow bay)

Coved ceiling, picture rail, Upvc double glazed window to rear, radiator.

Bedroom 2

12'9" to 11'8" x 7'5" (3.89m to 3.56m x 2.26m)

Picture rail, timber sash single glazed windows to front and side, radiator, storage cupboard.

Shower room

8'10" x 4'0" (2.69m x 1.22m)

Upvc double glazed window to rear, tiled shower cubicle with mains mixer shower unit and screen, low level W.C., pedestal wash hand basin, half tiled surrounds, extractor, radiator, vinolay flooring.

Tenure

999 year lease from 24/12/1988, peppercorn ground rent, maintenance

Material Information.

Additional information not previously mentioned

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

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

Flood Information:

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

Hall Floor Flat

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 41.1 sq. metres (442.7 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.

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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.