



**Hobbs & Webb**

**MANOR FARM CRESCENT**

Weston-Super-Mare, BS24 9XF

Price £205,000



Must be viewed, located in this quiet well established popular location and presented in excellent order a self contained 2 bedroom ground floor flat with its own entrance that will suit a variety of purchasers but will make an ideal first time, buy to let or retirement purchase. The property offers many benefits to a would be purchaser including modern kitchen and bathroom, sunny south facing lounge, Upvc double glazing, gas central heating, front and enclosed rear garden as well as a garage.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

UPVC Double glazed front door to.

## Entrance Hall

Being L shaped with telephone point, understairs and further useful storage cupboards, 2 single radiators.

## Lounge

12'11" x 12'5" (3.94m x 3.78m)

Coved ceiling, a south facing room allowing a good deal of sunlight with UPVC double glazed window to front, radiator, gas fire, television point.

## Kitchen

9'0" x 7'2" (2.74m x 2.18m)

A modern refitted kitchen with range of white high gloss units comprising 2 glass fronted display wall units, further single wall cupboard and 2 storage units. Single bowl and sink tidy single drainer stainless steel sink unit with mixer tap over base cupboard under with further double and single base cupboards, triple base drawers with one being a deep pan drawer with roll edge work tops over with tiled surrounds, plumbing for washing machine and slimline dishwasher, space for fridge freezer, integrated 4 ring stainless steel gas hob with stainless steel chimney extractor hood and light over, stainless steel electric oven below. Wall mounted gas fired boiler providing hot water and central heating, timber effect vinolay flooring, UPVC double glazed window and UPVC double glazed door to rear garden.

## Bedroom 1

12'11" x 8'11" (3.94m x 2.72m)

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

## Bedroom 2

9'3" x 7'0" (2.82m x 2.13m)

Upvc double glazed window to front, radiator.

## Bathroom

9'0" x 6'4" including airing cupboard (2.74m x 1.93m including airing cupboard)

Modern refitted bathroom with white suite of panelled bath with mixer tap and shower attachment. (Note there is plumbing ready for mains mixer shower unit in the airing cupboard). Pedestal wash hand basin with mixer tap over, low level W.C., tiled surrounds, UPVC obscure double glazed window to rear, single radiator, bamboo effect flooring, airing cupboard with shelving and radiator providing back ground heat.

## Outside

16'0" x 7'9" to 7'5" (4.88m x 2.36m to 2.26m)

The front garden has a pathway to the front door, (this path also provides shared access to the first floor property) 2 areas of lawn with rockery and flower and shrub border with log roll edging and further flower and shrub bed with slate chippings. A timber gate gives access to the rear garden which is enclosed by timber fencing and trellising with climbing shrub and laid to paved patio seating area, pea gravel bed, further seating area laid to artificial grass, flower and shrub borders with log roll edging. There is a single garage in a block immediately to the rear of the property 2nd from the right with up and over door measuring 16'0" x 7'9" to 7'5" piers (4.88m x 2.36m to 2.26m) parking for a small car to the front of the garage.

# PROPERTY DESCRIPTION

## Tenure

Leasehold residue of 999 year lease from 24/06/1975 with a £10 a year ground rent, maintenance is split 50 % / 50% with the upstairs property.

## Material Information.

Additional information not previously mentioned

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

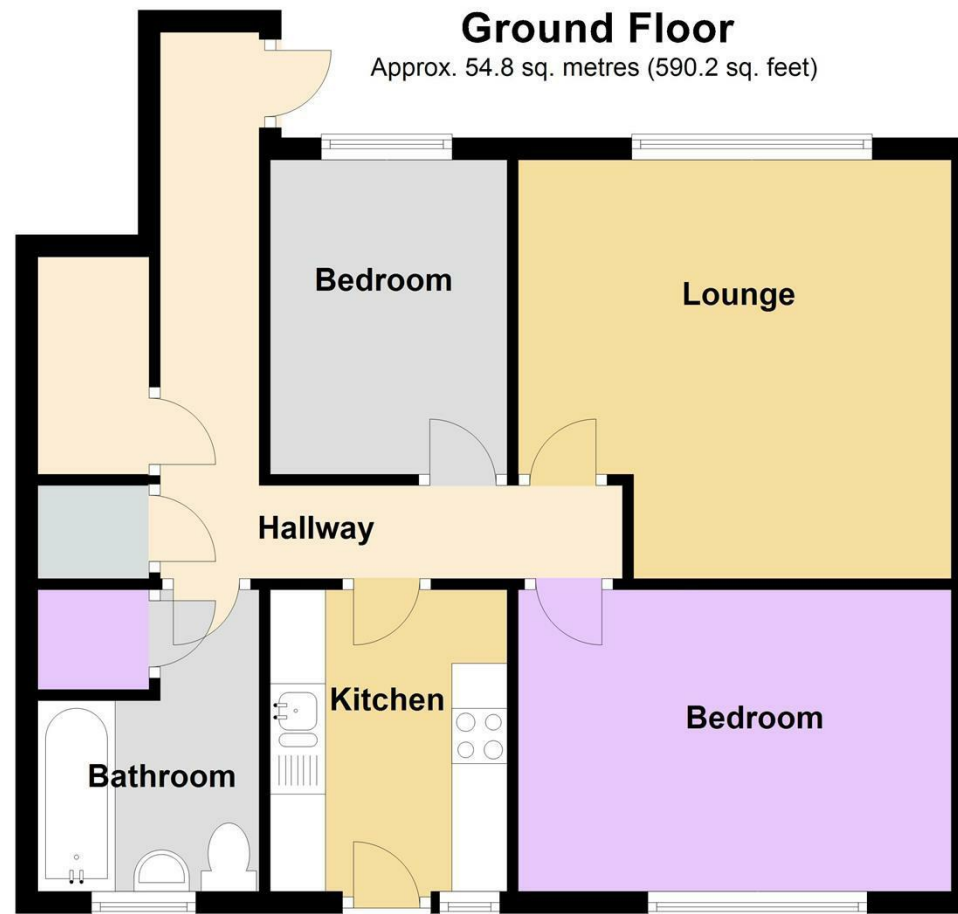
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









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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.