



**Hobbs & Webb**

**UPPER KEWSTOKE ROAD**  
Weston-super-Mare, BS23 2EP

Price £230,000





\*\*\* REDUCED BY £20,000 \*\*\* VENDOR FOUND \*\*\* Welcome to your dream seaside retreat! Located just two minutes from Weston beach, this exquisite two double bedroom period flat offers an unparalleled coastal living experience. Boasting not one, but two generous areas of garden, indulge in outdoor relaxation or entertaining with ease.

Need space to work from home? Look no further, as this property includes a separate workspace/studio with kitchenette and shower room.

The convenience continues with a driveway providing off street parking and garage. With its prime location and an array of desirable features, this is coastal living at its finest.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>48</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

From Upper Kewstoke Road there is a block paved driveway area which provides parking and leads to the single garage belonging to the flat. This is the garage on the far right of the block as you look at them.

## Garden One & Entrance

Just to the right of the garage a gate which opens into a lovely garden area which has a good size lawn with patio areas and shrub borders and in turn leads to the front entrance door.

## Entrance Hall

15'4 x 7'8 (4.67m x 2.34m )

Double glazed door enters into an Entrance Vestibule which in turn leads through into the Dining Hall which has parquet flooring and doors to all rooms.

## Kitchen/Dining Room

15'9 x 12 (4.80m x 3.66m)

Fitted with a range of floor and wall units with roll edge work surfaces over and tiling to splashbacks. Inset stainless steel sink with mixer tap, plumbing for washing machine, range type gas cooker, wall mounted gas combi boiler, single glazed window to the rear, tiled floor and door leading through into the handy Store/Utility Room.

## Sitting Room

16'5 x 13'11 max (5.00m x 4.24m max)

The Sitting Room is to the rear of the flat and enjoys beautiful parquet flooring, radiator and single glazed door to the second garden space.

## Bedroom One

16'5 x 11'2 (5.00m x 3.40m)

## Bedroom Two

15'8 x 10'6 (4.78m x 3.20m)

## Study

7'10 x 7'0 (2.39m x 2.13m)

An internal room with no window. Perfect for a home office space.

## Bathroom

The bathroom is fitted with a white suite comprising: corner bath with mixer tap, low level WC and the wash hand basin with mixer taps and tiled flooring.

## Studio

16'6 x 7'2 (5.03m x 2.18m)

Office area - with window to rear

Kitchen - fitted with floor units with roll edge worksurfaces over and tiling to splashbacks. Inset stainless steel sink with mixer taps, built in electric oven and hob. Space for undercounter fridge.

Shower Room: comprising: shower cubicle with electric shower over, wash hand basin with mixer taps, low level wc, fully tiled walls, heated towel rail and ceramic tiled floor.

## Garden Two

The second area is located to the rear of the flat and is accessed via the Sitting Room. This is laid to patio.

# PROPERTY DESCRIPTION

## Tenure

We understand the property is of leasehold tenure with a 999 year lease which started in 2002. There is a monthly maintenance charge of £55.00.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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









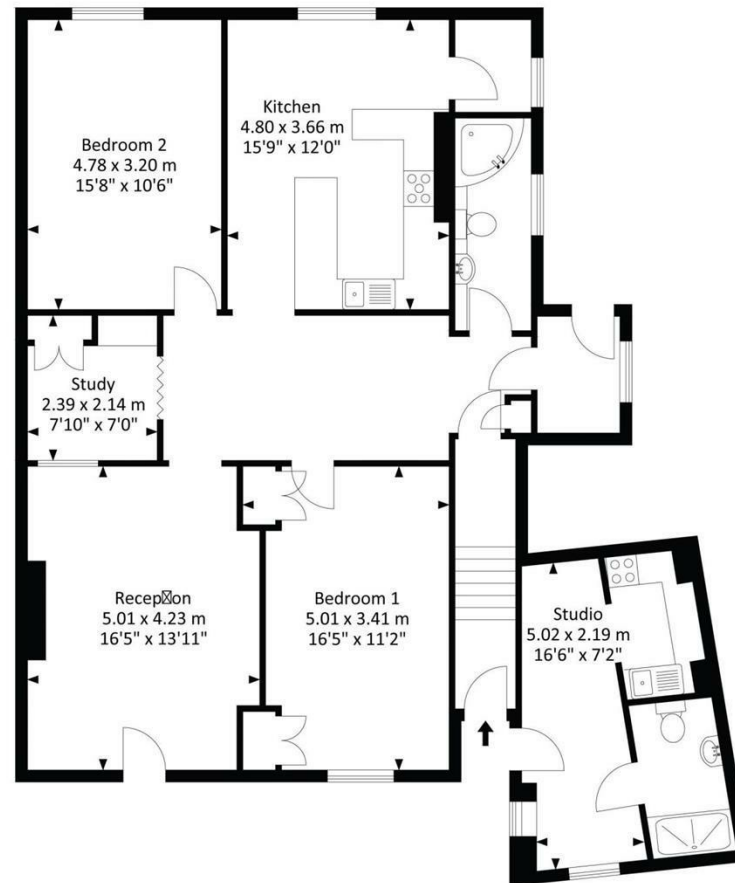






# 1 Wellington House, Weston Super Mare

Total Area  
1299.0 Sq.Ft - 120.70 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EPC.

# Hobbs & Webb

## 01934 644664

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.