



Hobbs & Webb

MEADOW VILLAS
Weston-super-Mare, BS23 1RN

Price £195,000



Set in a level tucked away position within the heart of Weston-super-Mare, sold with a parking space but Ideally situated for those who don't drive a older style terraced house. Currently arranged and has been let as 2 self contained flats so would suit an investment purchase, but could be converted back into one residence to form a family home, the property has a level south facing garden and is within an easy walk of the High street, sea front, train station, shops and other local facilities.

Local Authority

North Somerset Council Tax Band: A

Tenure: Freehold

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		69	75
(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

Approached from either Prospect Place or Meadow Villas.

From Meadow Villas door from front garden leading to ground floor flat.

Lounge

14'54" x 13'3" (4.27m x 4.04m)

Coved ceiling, chimney breast, alcove, radiator, door to.

Inner Hall

Upvc double glazed window to side, radiator, double sliding doors to bedroom and further door to the kitchen.

Bedroom

11'2" extending to 12'3" x 8'5" (3.40m extending to 3.73m x 2.57m)

Borrowed light window from the lounge, radiator.

Kitchen

10'0" x 8'6" (3.05m x 2.59m)

Upvc double glazed window to rear, wall mounted gas fired Valliant boiler providing hot water and central heating. Fitted with double and single wall cupboards single bowl single drainer sink with double cupboard under, further base cupboards and triple base drawers with roll edge work tops over with tiled splash backs, plumbing for washing machine, space for cooker, vinolay flooring, door to.

Rear porch

Upvc double glazed door to rear and door to.

Bathroom

8'7" x 4'9" (2.62m x 1.45m)

Fitted with panelled bath, pedestal wash hand basin, low level W.C. tiled splash backs, Upvc double glazed window, radiator, extractor, vinolay flooring.

Outside

Front garden enclosed by brick walling and timber fencing laid to lawn with flower and shrub borders, further area of garden to the south side of the communal path, a former vegetable plot with a greenhouse. From prospect place access to parking space for small car and area of hardstanding.

Half glazed timber door from Prospect place and Upvc double glazed door from Meadow Villas providing access to the first floor flat.

Ground floor Entrance hall

Radiator under stair storage cupboard, staircase rising to.

First floor landing

Double glazed window to rear leading to.

Lounge

19'5" x 12'10" plus 2 recess's (5.92m x 3.91m plus 0.61m recess's)

2 double glazed south facing windows to the front, 2 radiators, chimney breast,.

Open plan Bedroom

12'2" x 12'0" (3.71m x 3.66m)

2 Borrowed light windows from the lounge, Upvc double glazed window to the side, radiator door to.

PROPERTY DESCRIPTION

Inner hall

Upvc double glazed window to side, steps down.

Bathroom

6'10" x 5'10" (2.08m x 1.78m)

Upvc double glazed window, radiator, panelled bath with electric shower over, pedestal wash hand basin, tiled surrounds, low level W.C.

Kitchen

9'1" x 8'4" (2.77m x 2.54m)

Upvc double glazed window to rear, wall mounted gas fired boiler providing hot water and central heating, radiator, fitted with double and 5 single wall cupboards and matching extractor, single bowl double drainer sink unit with cupboard under, further base cupboards and drawers with roll edge work tops over, plumbing for washing machine.

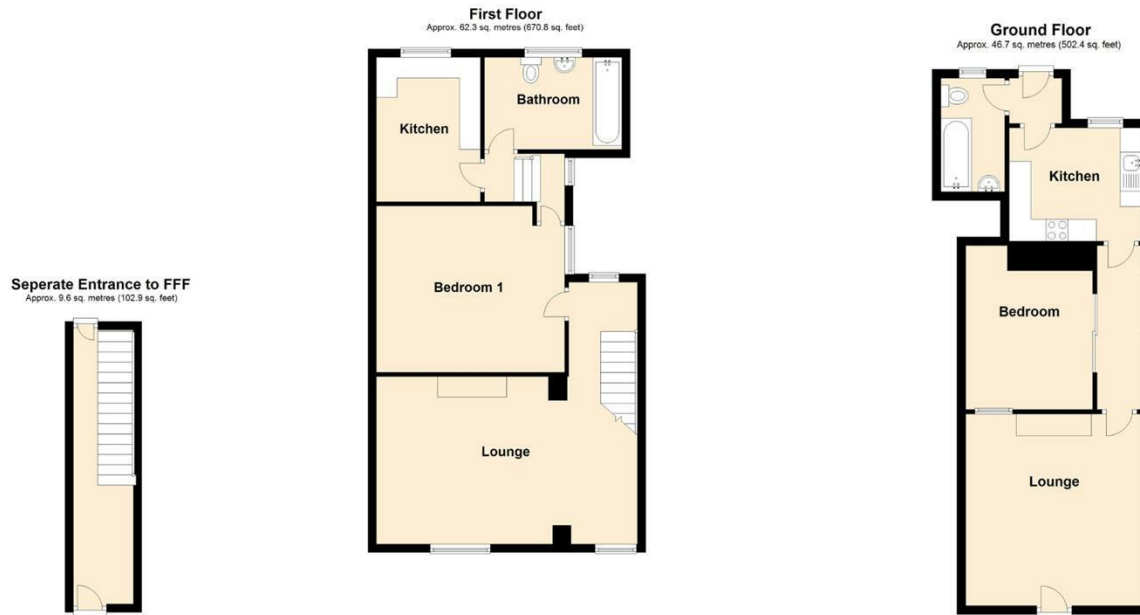
Tenure

The property is being sold on one freehold title but is council taxed as 2 flats both A bands, the EPC's are C for the ground floor flat and D for the first floor flat.









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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.