



Hobbs&Webb

TOWER WALK, WESTON HILLSIDE

Weston-super-Mare, BS23 2JR

Asking Price £160,000

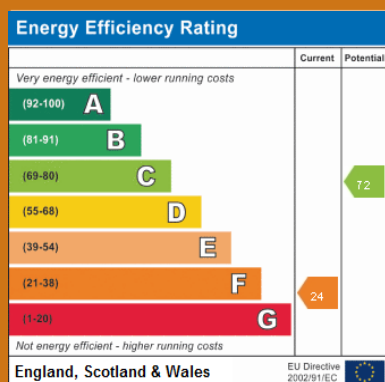


A spacious four bedroomed lower ground floor flat with its own entrance and offered to the market with no onward chain complications. The property benefits from new kitchen and shower room, but could do with modernisation in some other parts of the property. The accommodation briefly comprises, entrance vestibule with store room, entrance hall, lounge, kitchen with utility area, four bedrooms and shower room.

Local Authority

North Somerset Council Council Tax Band: A

EPC Rating: F



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

INFO@HOBBSANDWEBB.CO.UK



PROPERTY DESCRIPTION

Entrance Vestibule

Entered via an obscure glazed door, store room, wood effect flooring and obscure glazed door into:

Entrance Hall

dado rail, 2 night storage heaters, door to:

Shower Room 8' 3" x 5' 6" (2.51m x 1.68m)

Double length shower cubicle with @Triton Enrich@ electric shower and glass screen, radiator, wash hand basin with mixer tap over, enclosed WC, partially tiled walls, UPVC obscure double glazed window to side, wood effect laminate flooring.

Lounge 15' 0" x 14' 10" (4.57m x 4.52m)

Two UPVC double glazed windows to front and side, night storage radiator, coved ceiling, feature fireplace.

Kitchen 8' 3" x 8' 2" (2.51m x 2.49m)

Matching range of grey gloss wall and floor cupboards with roll edge work surfaces and tiled splashback, 1 bowl stainless steel sink and drawer unit with mixer tap over, space for electric freestanding cooker, UPVC double glazed window to side, wood effect laminate flooring opening to:

Utility 7' 8" x 2' 5" (2.34m x 0.74m)

Wall mounted cupboard, work surface with space and plumbing for washing machine and hot water emersion tank.

Bedroom 1 An L Shaped Room 13' 1" max x 14' 10" max (3.98m x 4.52m)

Two UPVC double glazed windows to side, built-in wardrobe and night storage radiator.

Bedroom 2 11' 4" x 8' 3" (3.45m x 2.51m)

UPVC double glazed window to side, built-in wardrobes, electric heater, wood effect laminate flooring.

Bedroom 3 7' 5" x 7' 4" (2.26m x 2.23m)

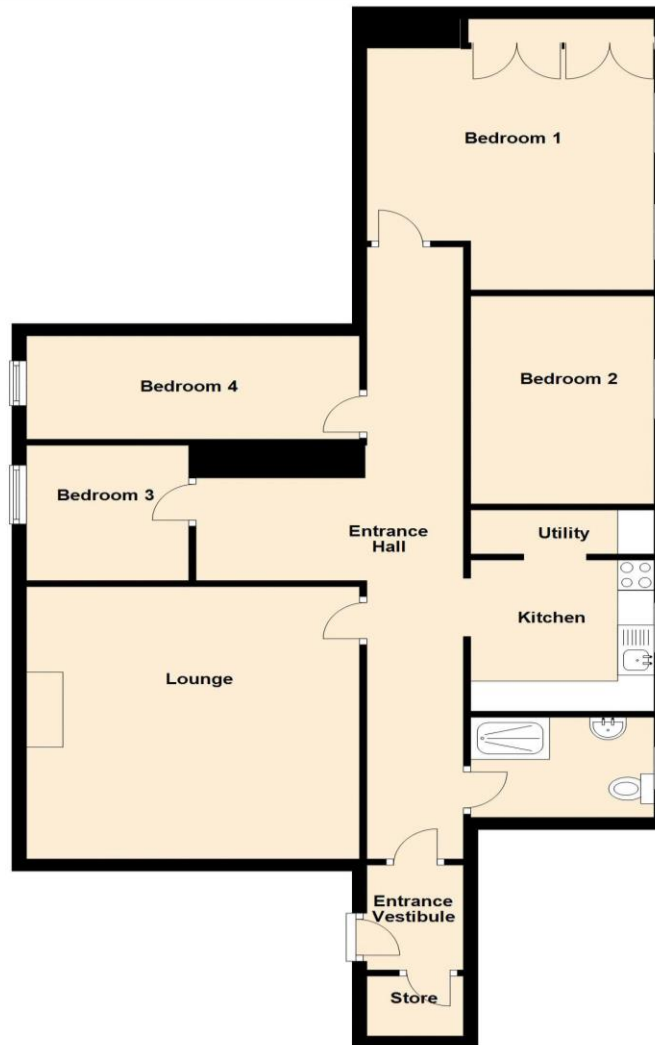
UPVC double glazed window to side, wood effect laminate flooring.

Bedroom 4 14' 9" x 5' 7" (4.49m x 1.70m)

Single glazed sash window.

Tenure

We understand the property is of leasehold tenure with 993 years remaining. There is a monthly maintenance charge of £100.



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**The Property
Ombudsman**

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 affect 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.