



**Hobbs & Webb**

**19 CLARENCE ROAD NORTH**  
Weston-super-Mare, BS23 4AW

Price £232,450





Offering no onward chain, a purpose built first floor apartment with a garage and enjoying gas central heating and Upvc double glazing, located on the level within the ever popular Clarence Park area of Weston-super-Mare. The property is within walking distance of local shops in Whitecross Road, as well as the sea front, nearby High street and train station. The good size accommodation which is reached via stairs or lift service comprises dual aspect lounge / diner with southerly facing balcony with views towards the park, modern fitted kitchen, 2 double bedrooms, master bedroom with ensuite cloakroom which has scope to be turned into a wet room, main shower room, access to a garage to the rear and visitor parking to the front.

### Local Authority

North Somerset Council Tax Band: B

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>		77	82
(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

Communal entrance with entry telephone system, lift or stairs to communal first floor landing, door to apartment 7.

## **L shaped Entrance Hall**

4'3" x 3'0" (1.30m x 0.91m)

Radiator, useful part shelved storage cupboard 4'3" x 3'0" (1.30m x 0.91m), part shelved airing cupboard with radiator.

## **Lounge**

16'11 x 15'3" max (5.16m x 4.65m max)

A dual aspect room with Upvc double glazed window to rear, coved ceiling, 2 radiators, T.V. and telephone points, southerly facing Upvc double glazed sliding patio doors to the front with views towards Clarence park and giving access to.

## **Balcony**

11'5" x 3'6" (3.48m x 1.07m)

Enclosed by glazed screen, laid to paving slabs providing a seating area with views to the park, outside light.

Door from the lounge to.

## **Kitchen**

8'11 x 7'2" (2.72m x 2.18m)

Upvc double glazed window to side, 4 bar spot light, wall mounted gas fired boiler providing hot water and central heating. Fitted with modern range of units comprising corner and 2 single wall cupboards and over cooker unit, single bowl single drainer sink with double cupboard under, further single base

cupboards and drawers, set of triple base drawers with a deep pan drawer, integrated fridge and freezer, roll edge work tops with tiled splash backs, plumbing for a washing machine, integrated dishwasher and Siemens washer / dryer, integrated 4 ring electric hob with stainless steel chimney hood and extractor hood over, double electric oven and grill, tiled floor.

## **Bedroom 1**

11'10" x 11'2" (3.61m x 3.40m)

Upvc double glazed window to rear with views back towards Weston hillside, radiator.

## **Ensuite Cloakroom**

(scope to rearrange as a wet room) Fitted with vanity wash hand basin with mixer tap over and double cupboard under, wall light, low level W.C., fully tiled to one wall, tiled floor, radiator.

## **Bedroom 2**

11'2" x 9'5" (3.40m x 2.87m)

Including built in triple mirror fronted wardrobes, Upvc double glazed window with views back towards Weston hillside, radiator.

## **Shower Room**

White suite of corner tiled shower cubicle with curved sliding screen and mains mixer shower unit, low level W.C., vanity wash hand basin with mixer tap over and double cupboard under, wall light fully tiled walls tiled floor, radiator and extractor.

# PROPERTY DESCRIPTION

## Outside

15'11" x 7'10" to 7'7" to piers (4.85m x 2.39m to 2.31m to piers)

Visitor parking to the front of the property, garage to the rear of the property accessed from Whitecross Road where you can also find a range of local shops, with up and over door power and light and measuring 15'11" x 7'10" to 7'7" to piers (4.85m x 2.39m to 2.31m to piers).

## Tenure

Leasehold, residue of 999 year lease, maintenance charge of £1080 per year including ground rent and buildings insurance.

## Material Information.

Please Note purchasers must be over 50 years of age

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)







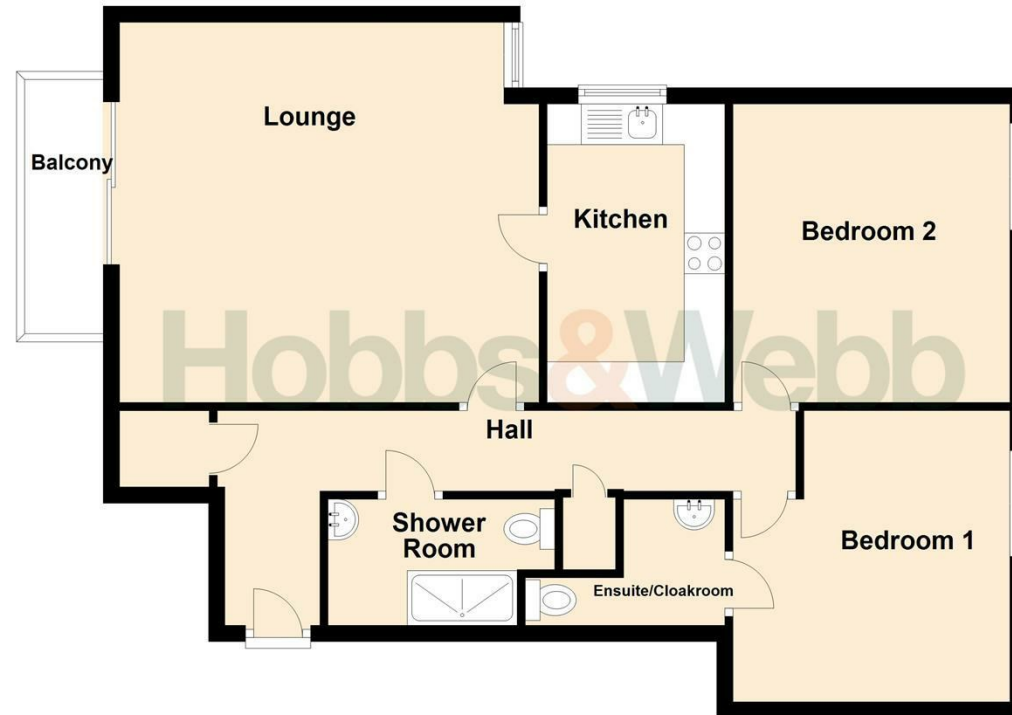






## Ground Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.